



# KWB

## TO LET

**4,375 sq ft (406.45 sq m)**

**Bridgeway House**  
Bridgeway  
Stratford-upon-Avon  
CV37 6YX

- Refurbished ground floor suite
- Stratford-upon-Avon's premier office building
- Town centre location

[www.kwboffice.com](http://www.kwboffice.com)

0121 233 2330

# Property details – Bridgeway House

## Description

Bridgeway House is a modern 4 storey office building which offers the unique combination of Grade A office space and a town centre location. The striking building completed in 2006 offers high quality open plan office suites, have been refurbished to the following specification:

- Suspended Ceilings with recessed new LED lighting
- Air conditioning
- Raised access Floors
- Open plan floor plates
- Meeting rooms and private offices
- Fitted kitchen
- Manned Reception at Ground floor
- DDA compliant
- Lift to all floors

The suite benefits from its own separate entrance at street level.

## Car parking

4 on site spaces. Further spaces are available in the Bridgeway Multi-storey car park situated opposite the building, on licence from Stratford-upon-Avon Council at a cost of £500 per annum. Interested parties should contact the council directly.

## Tenure

The property is held on a lease until 6th June 2032, with a tenant break option on the 6th June 2027. Consideration would be given to a lease assignment or sub letting.

## Rental

The passing rent is £87,500 per annum exclusive.

## Service charge

A service charge is payable for the upkeep of the building structure, common areas and services supplied to the building. Further details available from the agents.

## Business rates

Business rates will be payable by the occupier directly to the local authority. For the year 2024/25 the rates payable is circa £29,112.

## EPC

The building has an Energy Performance rating of B(47).

## Legal costs

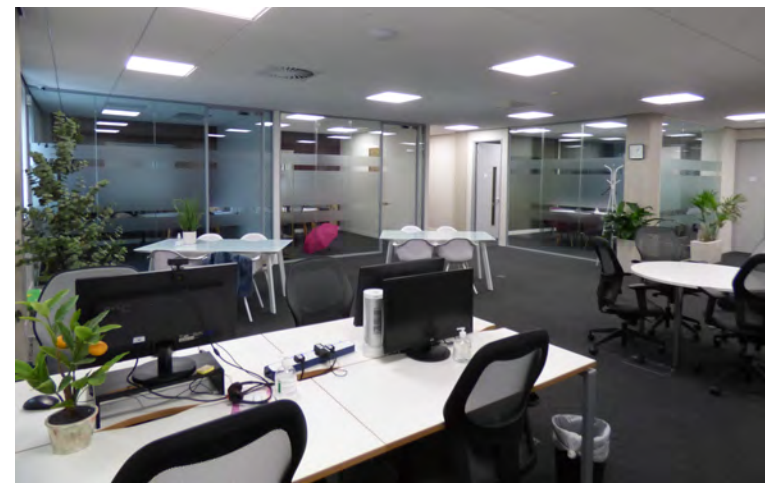
Each party to bear their own legal costs incurred in the transaction.

## Viewings

Strictly by appointment with the sole letting agents.

## VAT

Vat is payable on all costs unless otherwise specified.

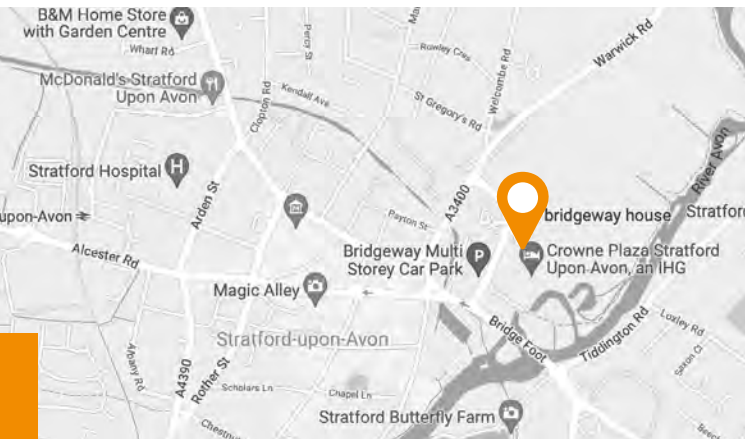






# Location details

**Bridgeway House**  
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Bridgeway House is situated just off Bridgeway (A3400) which is the main arterial route through Stratford-upon-Avon. The property is situated adjacent to the Crown Plaza Hotel and is a short walk from the town centre and the main retail zone. The building is well serviced by car parking with the Bridgeway Multi-storey car park directly opposite and the leisure centre car park directly adjacent. Stratford-upon-Avon railway station is circa 0.7 miles away while Stratford-upon-Avon Parkway is some 1.5 miles.

Junction 15 of the of the M40 is some 6.5 miles to the Northeast which provides easy access to the national Motorway network.



For further information  
and to arrange a viewing,  
please contact:

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