

# **ASSEMTRON MASONS ROAD STRATFORD-UPON-AVON CV37 9NF**



**A COMMERCIAL PROPERTY OFFERING FLEXIBLE  
ACCOMMODATION HAVING PREMISES OVER TWO FLOORS  
AND SUBSTANTIAL WORKSHOP TO THE REAR.**

**GROSS INTERNAL FLOOR AREA IN THE ORDER OF 610M<sup>2</sup>**

**TO LET: £40,000 P.A.**

## DESCRIPTION

uPVC door gives access into

**Reception** 2.1m x 2.1m, door into

**Reception Office** 3.4m x 2.1m having sliding glazed door into Reception area, door through to

**Main Hallway** and further door into

**Office One** 5.4m x 3m having two windows to front elevation, two double panelled radiators, wall mounted air-conditioning unit, door through to

**Main Hallway** with storage cupboard 3m x 0.9m, double doors out on to the side elevation with a second door giving access to rear of lobby and stairs to first floor.

**Manager's Office** 4.38m x 2.76m having windows into hallway and into workshop to the rear

**Plant Room** 3.68m x 2.3m having single panel radiator and windows into hall area

**Office Two** 6m x 3m having two uPVC double glazed windows to front elevation, one double and one single panel radiator, wall mounted air-conditioning unit

**Kitchen** 2.74m x 2.5m having double glazed window to side elevation, fitted kitchen to comprise: base unit with stainless steel single sink inset into work surface with tile splashback, single panel radiator, wall mounted gas-fired central heating boiler

**Disable access toilet** having two double glazed windows to side elevation, low level flush W.C., pedestal wash hand basin, single panel radiator

Access from the hallway through to

**Workshop** 18.26m x 9.26m maximum measurements but currently partitioned and incorporating toilets each having a low-level flush W.C. and wash hand basin and single panel radiator.

**Area One** 5.5m x 5.5m having two double panelled radiators

**Area Two** 5.4m x 5.1m having two double panelled radiators, double doors through to

**Area Three** 11.3m x 3.8m having windows and door to side elevation and three double panelled radiators

**Rear Section** 9.4m x 4.4m having three single panel radiators.

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Shutter doors out onto a small lobby area opening into

**Workshop Two** 12.7m x 8.8m with roller shutter doors to front elevation and emergency exit to the rear.

Returning to the main hallway and into the rear lobby where there is a single panel radiator and emergency exit door through to rear elevation

Staircase with storage beneath gives access to the first-floor accommodation,

Total Main Area 13m x 7.7m but laid out as follows:

**Open Plan Office** 9.2m x 7.7m having three double glazed windows to front elevation, two double glazed windows to rear, three double panelled radiators, wall mounted air-conditioning unit, double doors through to

**Office Three** 5.7m x 3m having double glazed windows to both front and side elevation, double panel radiator, wall mounted central heating boiler and a window into the

**Male and Female Cloakroom** facilities each having a low-level flush W.C. and wash hand basin, windows to side elevation, further doors through to

**Office Four** 4.5m x 3.7m having double glazed window and French doors to the side elevation, double panel radiator, wall mounted air-conditioning unit and window into open plan office, further door to

**Office Five** 3.2m x 2.7m having windows to front and side elevations and a double panelled radiator.

Outside to the front elevation there is a large car parking area which extends to the side of the property which backs onto the canal at the rear.

#### Please note:

Whilst this property is To Let, the owner will consider selling the property.

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Existing layout

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**General Information:**

<b>Tenure:</b>	The property is available on a Leasehold basis
<b>Services:</b>	We are advised that mains water, electricity, gas and drainage are connected to the property.
<b>Deposit:</b>	Three months
<b>Lease:</b>	A new five-year lease
<b>Break Clause:</b>	At year three
<b>Rent Review:</b>	At year three
<b>EPC Rating:</b>	Pending
<b>Rates:</b>	Rateable Value: £24,000
<b>Legal Costs:</b>	Each party will be responsible for their own legal fees.
<b>Viewing:</b>	By prior arrangement with Hawkesford Commercial Department – 01926 438129
<b>Special Note</b>	All electrical appliances mentioned within these particulars have not been tested. All measurements believed to be accurate to within eight centimetres/three inches.
<b>Photographs</b>	Photographs are reproduced for general information only and it must not be inferred that any item is included for sale with the property.

**Disclaimer**

Whilst we endeavour to make our sales details accurate and reliable they should not be relied on as statements or representations of fact, and do not constitute any part of an offer or contract. The seller does not make or give, nor do we, or our employees, have authority to make or give, any representation or warranty in relation to the property. Please contact the office before viewing the property. If there is any point that is of particular importance to you, we will be pleased to check the information for you and to confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property. We would strongly recommend that all the information, which we provide, about the property is verified on inspection and also by your conveyancer.

JMH/SP

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## Survey Department

Hawkesford Survey Department has Surveyors with local knowledge and experience to undertake Building Surveys, RICS Homebuyers Reports, Probate, Matrimonial, Insurance valuations, together with Rent Reviews, Lease Renewals and other professional property advice.

Hawkesford are also able to provide Energy Performance Certificates. Telephone 01926 438124 or email [surveys@hawkesford.co.uk](mailto:surveys@hawkesford.co.uk)

## Residential Sales Department

Hawkesford prides itself in its experienced and dedicated staff with good local knowledge offering a comprehensive, professional first-class service to Vendors and Purchasers alike. We are involved in the sales of all types of property, from town centre apartments to country mansions, selling by both private treaty and by auction.

Please call or email the sales office for a Free No Obligation valuation for sale. 01926 430553 or [leamington@hawkesford.co.uk](mailto:leamington@hawkesford.co.uk)

## Commercial Management Department:

For all enquiries regarding rental of property, or the management of rented property, please contact Sunny Rustage on 01926 438123 or email: [sunny@hawkesford.co.uk](mailto:sunny@hawkesford.co.uk)

## Residential Rental Department:

For all enquiries regarding residential rental of property, or the management of residential rented property, please contact our Lettings department 01926 438123, or email: [lettings@hawkesford.co.uk](mailto:lettings@hawkesford.co.uk)

## Financial Services:

For mortgage advice, please contact this office on 01926 430553 and we will arrange for our independent mortgage advisor to contact you to give you up to the minute mortgage information.

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