

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 610M²

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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HAWKESFORD, 6 Euston Place, Leamington Spa, CV32 4LN

Registered No: 4657529
VAT No: 545 2383 44

General Information:

Tenure:	The property is available on a Leasehold basis
Services:	We are advised that mains water, electricity, gas and drainage are connected to the property.
Deposit:	Three months
Lease:	A new five-year lease
Break Clause:	At year three
Rent Review:	At year three
EPC Rating:	D90
Rates:	Rateable Value: £24,000
Legal Costs:	Each party will be responsible for their own legal fees.
Viewing:	By prior arrangement with Hawkesford Commercial Department – 01926 438129
Special Note	All electrical appliances mentioned within these particulars have not been tested. All measurements believed to be accurate to within eight centimetres/three inches.
Photographs	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.

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