



Stratford Road, Shipston-on-Stour

£31,000 Per annum

LANDMARK BUILDING - Flexible Office Accommodation
To Let from 69 sq ft (6.4 sq m) up to 2,195 sq ft (204 sq m) Inclusive Rentals Available

Stratford-upon-Avon 10 miles (16 km), Moreton in Marsh 7 miles (11 km), Stow on the Wold 11.5 miles (18.5 km), Banbury 15 miles (24 km), Oxford 30

50 Stratford Road Shipston-on-Stour Warwickshire CV36 4BA

**LANDMARK BUILDING - FLEXIBLE OFFICE
ACCOMMODATION
TO LET FROM 69 SQ FT (6.4 SQ M) UP TO 2,195
SQ FT (204 SQ M) INCLUSIVE RENTALS
AVAILABLE**

- Serviced and Self Contained Office Accommodation.
- Generous Parking allocation.
- Flexible terms.
- Furnished and Unfurnished suites available.
- Countryside views.

VIEWING Strictly by prior appointment through

Tayler & Fletcher

Tel: 01451 830383

LOCATION

50 Stratford Road is a prestigious office building situated on the outskirts of Shipston on Stour, a popular market town in Warwickshire and on the edge of the Cotswolds and Oxfordshire. Shipston on Stour is a popular commuter town situated just off the Fosseway (A429) with nearby towns including Moreton in Marsh (approximately 7 miles), Chipping Campden (approximately 8 miles), Wellesbourne (approximately 10 miles), Stratford upon Avon (approximately 11 miles) and Banbury (approximately 15 miles).

There is a main line Train Station at Moreton in Marsh with a regular service to

London Paddington via Oxford and Reading. Junction 15 of the M40 Motorway lies approximately 15 miles to the north of Shipston on Stour.

DESCRIPTION

The property is a detached 4 storey office building overlooking the town and River Stour comprising of office accommodation across each floor. The property also boasts a large car parking area surrounding the building.

The property was originally built in the 19th Century as a flour mill and has subsequently been used as a timber and furniture mill and previously as the head quarters for a regional construction firm.

ACCOMMODATION

The premises comprises of a number of spacious, open plan office suites benefiting from gas central heating, air conditioning (in part) with shared cloakroom and kitchen facilities on every floor. There is communal entrance and ground floor lobby area with communal stairs and a passenger lift servicing all four floors.

SUITES

A range of office suites can be offered from single office suites up to 2,195 sq ft (204 sq m).

Ground Floor

The Ground Floor West Wing can be offered up to a total of 2,195 sq ft (204 sq m) and can be self contained, for an inclusive rent of £31,000.

First Floor

The current meeting room is available at a rental of £8,000 per annum.

Second Floor

Individual office suites available at £2,000 and £2,750 per annum up to 353 sq ft corner office with dual aspect views (£8,800 per annum).

Third Floor

Office suites available up to 210 sq ft at a rental of £5,250 per annum offering excellent views over Shipston and the surrounding countryside.

INCLUSIVE SERVICES

Gas fired central heating, shared kitchens and WCs, cleaning, mains metered gas, electricity, water and mains drainage. the property also benefits from air conditioning (to part) and security passes. We confirm we have not tested any service installations.

OUTGOINGS

As well as the licence fee, the ingoing occupier will be responsible for their own Business Rates and telecommunications/connectivity services. The Business Rates may need to be separately assessed dependant on nature of the licence agreed.

RESERVATION DEPOSIT

Prospective tenants are to pay a £400 reservation deposit. This will be returned on signing the lease but retained by the agents in the event that the prospective tenants withdraw for any reason.

EPC

The property has an EPC Rating of E - 106.

LOCAL AUTHORITY

Stratford-upon-Avon District Council,
Elizabeth House, Church Street, Stratford-upon-Avon, Warwickshire, CV37 6HX.
Tel:01789 267575

VIEWINGS

Strictly by appointment.

Please contact Robert Holley

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