14 The Courtyard
Timothys Bridge Road
Stratford-upon-avon
CV37 9NP

To Let
On New Lease

Self Contained Office Accommodation

- 1,512 Sq Ft (140.48 Sq M)
- High Specification
- Lease Incentives Available
- 0.5 Miles to Stratford Parkway Station
- Under 1 Mile to Stratford Upon Avon Town Centre
- 5 Car Parking Spaces

CONTACT

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Chartered Surveyors
Commercial Property Advisors
Commercial Property Agents
Property Managers

RICS

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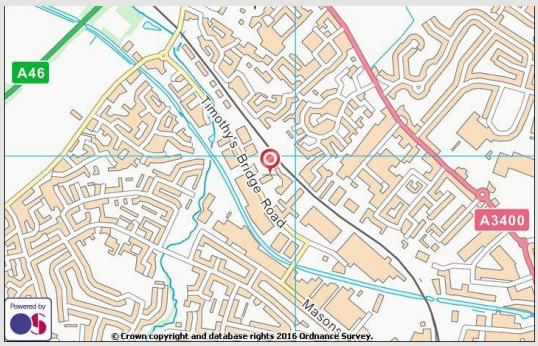
ehB COMMERCIAL

Location
The Courtyard is a high quality business centre, constructed in 2007 and is located on the north western outskirts of Stratford Upon Avon with excellent links to the M40. The building is situated less than half a mile from Stratford Upon Avon Parkway Station and less than a mile from the town centre.

Description & Accommodation
Unit 14 is a mid-terraced, self contained, two storey office building providing modern open plan office accommodation, measuring at 1,512 Sq Ft.

Specification
- Raised access Floors
- Suspended Ceilings
- LG3 Lighting
- 5 Onsite Car Parking spaces
- Intruder and fire alarm systems
- Disabled WC
- First floor kitchenette



Planning
B1(a) Offices

Tenure
Leasehold (May Sell)

Rent
£20,000 Per Annum excl. VAT which is applicable on this transaction

Rates
The rateable value for the current year is £19,750

Service Charge
An estate service charge is levied to cover the maintenance, repair and upkeep of the external areas. This is currently £908.88 per annum (exclusive) although this is subject to annual review by the Managing Agents.

Legal Costs
Each party will be responsible for their own legal costs associated with this transaction

Viewing
Strictly by appointment only with the sole letting agent ehB Commercial 01926 888181

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