



KWB

TO LET

2,930 sq ft (272.20 sq m)

Self-contained offices

**25 Meer Street,
Stratford upon Avon,
CV37 6QB**

- Prominent location in town centre
- On site car parking
- Shop front style premises
- Immediately available

www.kwboffice.com

0121 233 2330

Property details – 25 Meer Street

Description

The property is a 3 storey office building with its own entrance directly onto Meer Street which is a busy commercial street located in the heart of Stratford upon Avon's main business and retail district. The building benefits from the following specification:

- Gas fired central heating
- Double glazed windows
- Mixture of open plan offices and meeting/private offices
- Suspended ceilings with recessed lighting

Accommodation

The property totals 2,930 sq ft over the 3 floors.

Tenure

The property is available by the way of a new lease directly from the landlord.

Rental

The premises are available at a rental of £41,000 per annum exclusive. .

VAT

The property is registered for VAT.

EPC

TBC.

Car parking

The premises have 3 car parking spaces located to the rear of the premises in a barrier controlled car park.

Business rates

The property has a rateable value of £24,500 and rates payable of £12,226 per annum (2023/24).

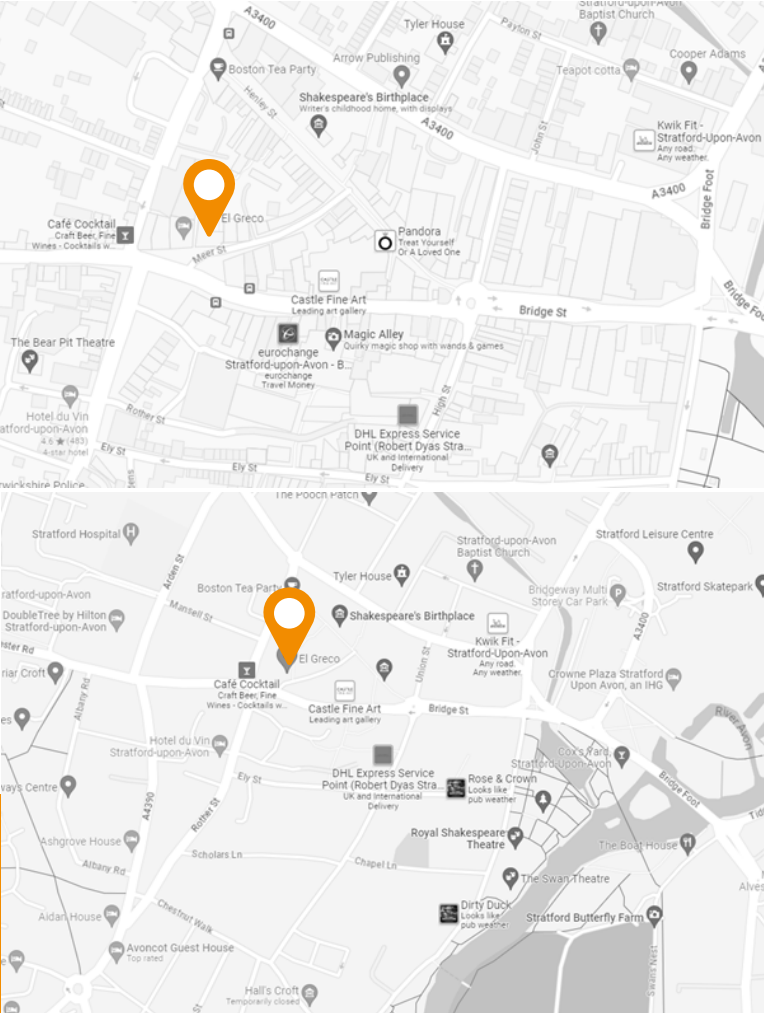
Service charge

A service charge is levied for the maintenance of all common areas. Further details available from the agents.

Legal costs

Each to bear their own.





Location details

**25 Meer Street,
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Situated with Stratford upon Avon's main commercial area, the property sits within the heart of the business and retail district. Meer street leads directly onto Henley Street which is the main shopping and commercial street within the town with facilities including Banks and supermarkets. The property is also within 2 minutes walking distance of the Bell shopping centre which has been redeveloped into Stratford's main dinning area with over 12 restaurants and coffee shops set around a courtyard setting. In addition to the on-site car parking the property is well served by public car parks and in terms of public transport there are bus stops on the bottom of Meer street (Henley street) and Stratford's main train station is within 0.4 miles and Stratford Parkway some 1.7 miles.

Junction 15 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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