

MODERN OFFICE PREMISES



First Floor, Office 12, Consilium House, Stratford Enterprise Park,
Stratford-Upon-Avon

- | | |
|---|---|
|  Richard Johnson | • 3 MONTHS RENT FREE |
|  Sephie Portwood | • 971 sq ft (90.91 m2) |
|  01789 415628 | • Two Separate Rooms / Own Kitchen Facilities |
|  richard@westbridgecommercial.co.uk | • Private Managed Estate |
|  www.westbridgecommercial.co.uk | • £12,000 PA + VAT |

First Floor, Office 12, Consilium House, Stratford-Upon-Avon CV37 9NR

Location:

Located off Timothy's Bridge Road on the Stratford Enterprise Park with easy road access to the A46 and M40 at junction 15. The property is also located within walking distance of the town with a present canal side walk into the town via the towpath or pavement. Timothy's Bridge Road also is on the main bus route with regular buses into and out of the Town.

Description:

**** 3 MONTHS RENT FREE **** The property is accessed via a ground floor door way from the car park into a shared hall and stairs that leads to the first floor. At first floor level there is a toilet facility for the sole use of the first floor. The office has its own lockable door which leads into the main open plan office area with carpeted raised floors, double glazed windows, suspended ceilings, air conditioning and LED lighting. There is a glazed panel and a separate room which could be further offices or a board/meeting room . The offices have their own self contained kitchen facilities with base units, worktop, sink and wall cupboards. The property has the use of 3 parking spaces with further parking available at the nearby park and ride scheme a 3 minute walk away.

Floor Area:

Net Internal Area (NIA) is 971 sq ft (90.91 m2).

Price:

£12,000 Per Annum

Tenure:

New Lease Available

Service Charge:

At time of print £235.35 per quarter (2025/26)

Rateable Value

£12,500 source: www.voa.gov.uk .

Rates Payable:

The rates payable are calculated as a multiplier of the rateable value. If the rateable value is £12,000 or less, small businesses may be entitled to 100% rates relief providing the property is their only business premises. Any interested applicants should contact the local authority and verify the multiplier and check if any rates relief is available for their business.

Insurance:

Standard commercial terms are that the landlord insures the building and the tenant pays the landlord the cost of the buildings insurance annually. The tenant will be responsible for insuring their own stock, content and liabilities.

Legal Costs & Holding Deposit:

Each party pays their own legal costs. The landlord may request a holding deposit of £1000 once terms are agreed this will be deducted off the first payment of rent.

Deposit:

The landlord may ask the tenant to provide a deposit, this is typically the equivalent of three months worth of rent but could change and is subject of the tenant's financial status.

VAT:

Value Added Tax at the prevailing rate is applicable on all costs shown in these particulars apart from business rates.

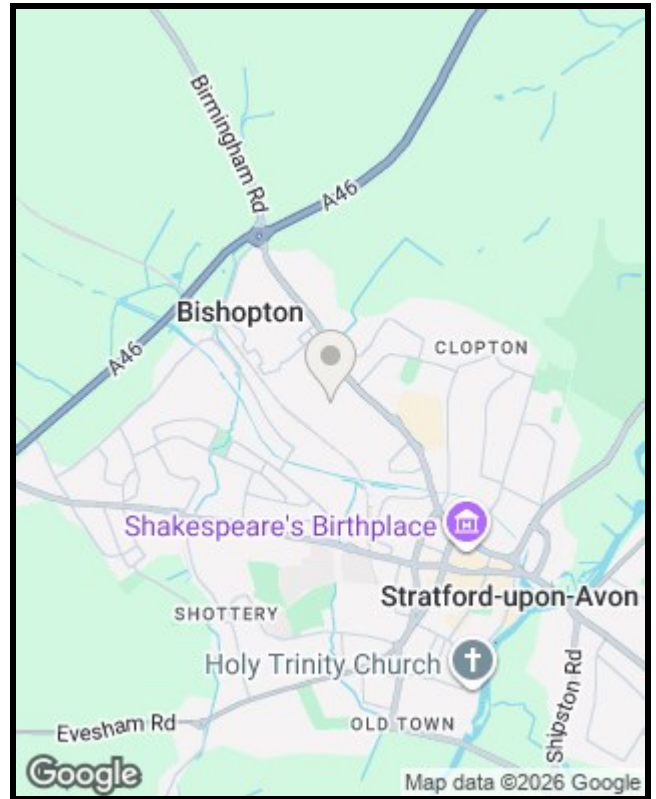
EPC:

The Energy Performance Rating of the property is = B.

A full copy of this report is available from the agent's office upon request.

Viewing:

Viewing strictly by prior appointment with sole agent:



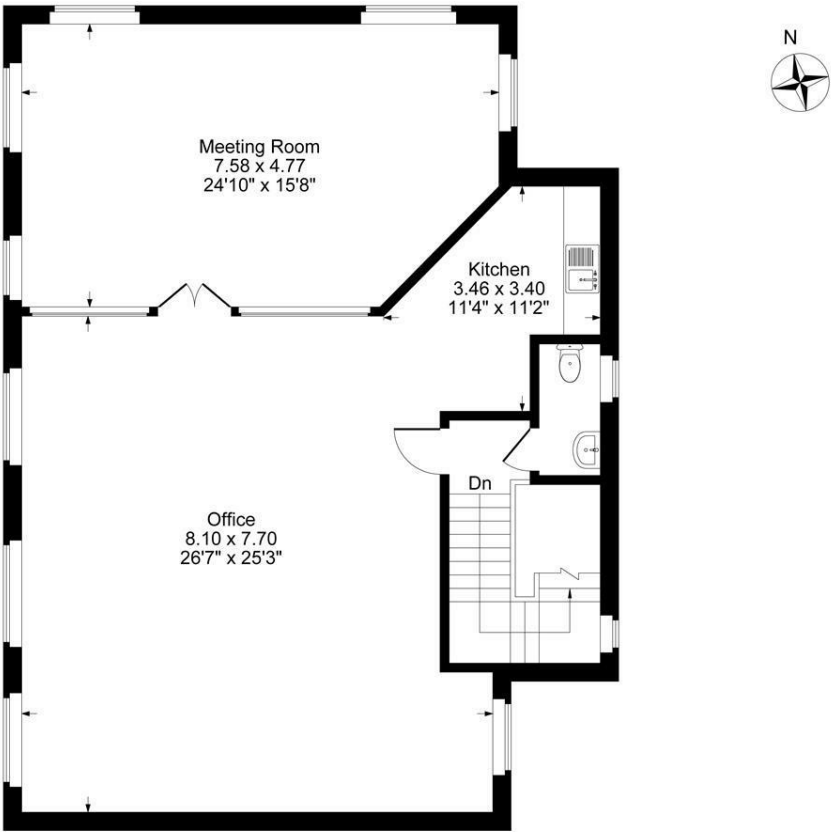
Richard Johnson:

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1st Floor Offices
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Stratford Upon Avon
CV37 6BL
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richard@westbridgecommercial.co.uk

GDPR:

You have requested a viewing of a property and therefore we will require certain pieces of personal information from you in order to provide a professional service to you and our client. Should you wish to take up a tenancy the process will involve collecting personal information about you or your company which will need to be shared with our client and Credit Safe or other credit referencing agencies. We will not share this information with any other third party without your consent. More information on how we hold and process your data is available on our website www.westbridgecommercial.co.uk.





First Floor

Illustration for identification purposes only,
measurements are approximate, not to scale.