

INDUSTRIAL/WAREHOUSE UNIT



77, Timothy's Bridge Road, Stratford-Upon-Avon



Richard Johnson



Sophie Portwood



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www.westbridgecommercial.co.uk

- Modern Roadside Unit
- 6,200 sq ft (576.25 m²)
- Internal Offices Ground and First Floor
- Front Car Park for 12 Cars
- £62,000 pa + VAT

77, Timothys Bridge Road, Stratford-Upon-Avon, CV37 9BG

Location:

Heading away from Stratford in the North West direction on Timothy's Bridge Road the property is located on the left hand side opposite the tuning for Cygnet Court.

Description:

The property is located on the left hand side as you depart Stratford heading North/West on Timothy's Bridge Road. The premises has road frontage with a car park for 12 cars located to the front elevation of the unit. The property was built in 2007 and is constructed of modern composite panels, twin skin roof panels and a steel portal frame with power floated concrete floor. The accommodation is set out as follows:

The entrance to the unit is located on the right hand side of the unit via a dual elevation glass screen window and through a set of double glass opening doors, this leads into the reception area which is carpeted underfoot. There is a clear glazed partition with a door that leads to the ground floor office with carpeted floor, LED lights set within the suspended ceiling and a window to the site elevation. To the rear of the room is a fitted kitchen featuring base units, space for a dishwasher and a freestanding fridge. There is also a sink, taps and a double wall unit. To the left hand side are two toilets and a under stairs storage space. There is a door that leads of the open plan warehouse unit and the further rear ground floor office room which features a side window, suspended ceiling with LED lights, air conditioning unit and electrical trunking. The balance of the ground floor space is a L shaped warehouse unit which is accessed via a electrically operated sectional overhead access door. The warehouse has a smooth power floated floor, high bay lights, twin skin roof lights, gas heater, three phase electrical supply and a rear access door to a sizable storage/garden area to the rear of the property.

The first floor office accommodation is accessed either via a staircase off the main reception area or a rear staircase via the warehouse. The current layout is four office rooms partitioned via glazed walling although some of this is the previous tenants fit out and is due to be removed. The office space features, front window, two side windows, carpeted floor, suspended ceilings with LED lights, air conditioning system and electrical/data points. At the top of the stairs there is a separate kitchen room which serves the first floor offices.

Floor Area:

Gross Internal Area (GIA) is 6,200 sq ft (576.25 m2)

Price:

£62,000 Per Annum

Tenure:

New Lease Available

Service Charge:

To be confirmed as currently under review.

Rateable Value

April 1st 2026 £56,000 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 £2000 once terms are agreed this will be deducted off the first payment of rent.

Deposit:

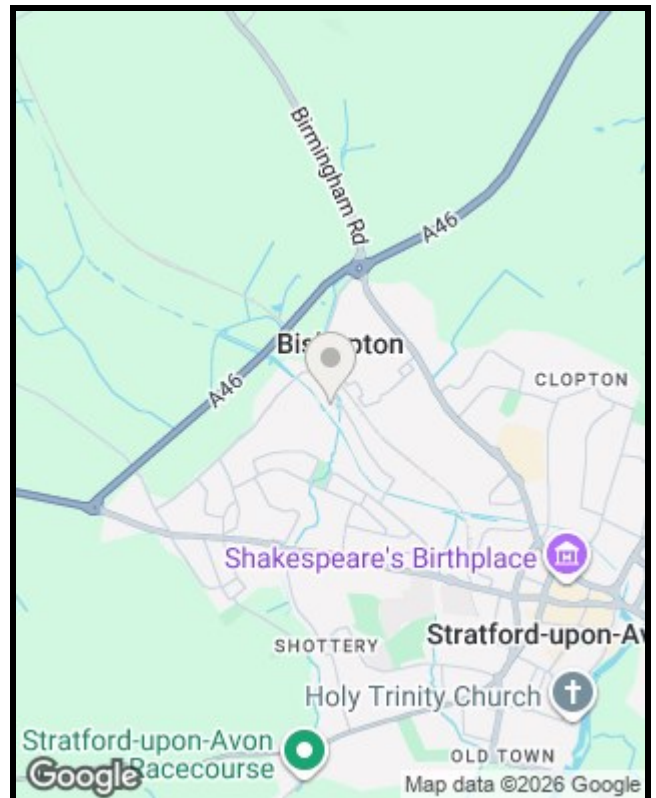
The landlord may ask the tenant to provide a deposit, this is typically the equivalent of three months worth of rent but could change and is subject of the tenant's financial status.

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



Viewing:

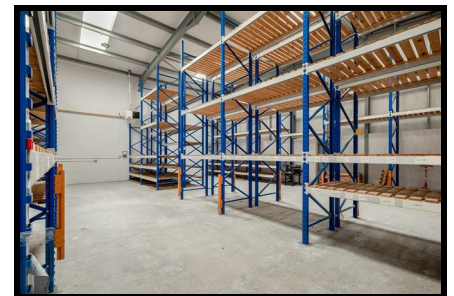
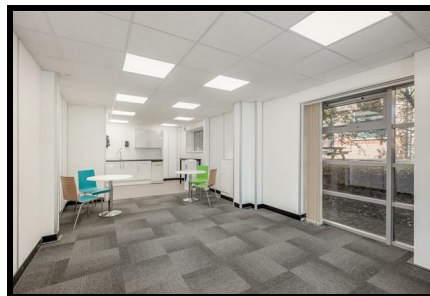
Viewing strictly by prior appointment with sole agent:

Richard Johnson:

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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.



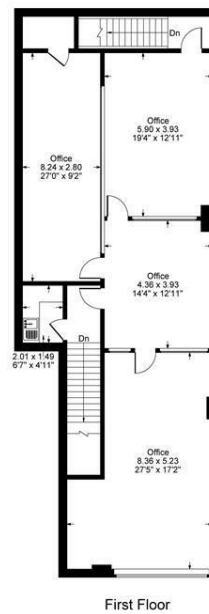
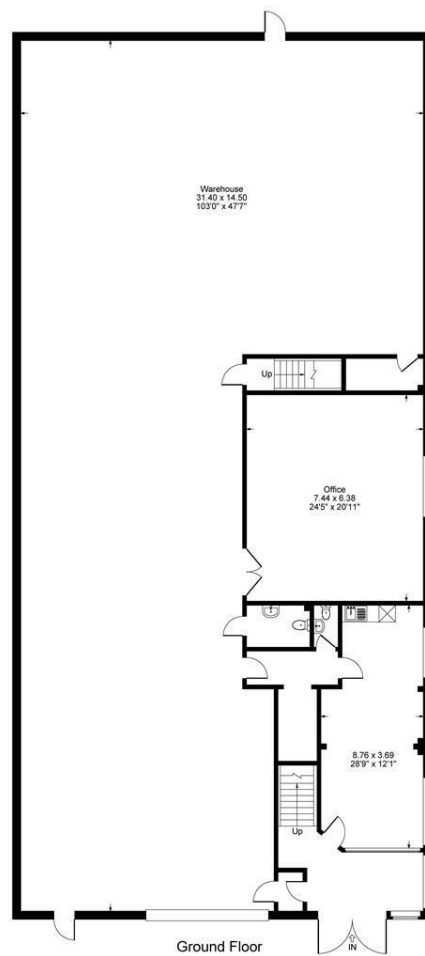


Illustration for identification purposes only,
measurements are approximate, not to scale.

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