

INDUSTRIAL/WAREHOUSE UNIT



Fat Boys Units, Station Road, Long Marston, Stratford-Upon-Avon

 Richard Johnson
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- For Sale Freehold
- 8,932 sq ft (830.13 m2)
- £1,200,000 + VAT
- Lofty Warehouse
- Offices, Showroom & Meeting Rooms

Fat Boys Units, Station Road, Long Marston, Stratford-Upon-Avon CV37 8RP

Location:

Station Road, Long Marston is located 7 miles South West of Stratford upon Avon and 12.8 miles from the M40 junction 15. The site is accessed by heading out of Stratford upon Avon in the South West direction on the B4362 and then taking the right hand turning heading West onto Station Road. Old Station Yard is located on the left hand side opposite the Greenway public footpath through a sliding gate and the building is the first on the right hand side as you enter.

Description:

The property is located just off Station Road at Long Marston on the outskirts of Stratford upon Avon. There is a sliding security gate which allows access from the public highway into the development and the unit is located immediately on the right hand side with an access road suitable for HGV access to the left.

To the rear of the unit is a open yard area which gives access to the rear roller shutter door of the main warehouse building. There is also a further roller shutter door on the opposite elevation. The warehouse was built approximately 10 years ago as an extension to the existing lower buildings which now form warehouse and offices space over two floors.

Internal Overview:

The property provides a combination of office accommodation, ancillary facilities and substantial warehouse space, arranged over ground and first floors.

Ground Floor

The main entrance leads into a reception area, providing access to the ground floor accommodation and staircase leading to the first floor.

From the reception, the accommodation extends through to a range of offices, comprising two generously proportioned rooms suitable for a variety of administrative and operational uses.

Beyond the offices is a substantial kitchen/showroom area, with additional kitchen and breakout facilities located towards the rear of the office accommodation, together with WC facilities.

The accommodation leads through to an adjoining warehouse area, which in turn provides access to the principal warehouse, offering a substantial open-plan storage and operational space with two roller shutter access doors front and rear.

First Floor

Stairs from the ground floor lead to the first-floor accommodation, which provides a further range of offices and meeting facilities.

The first floor comprises two particularly spacious offices, together with two smaller individual offices, providing flexible accommodation suitable for a combination of open-plan working, private offices and management use.

Additional accommodation includes a dedicated meeting room, a separate store room and WC facilities.

Floor Area:

Gross Internal Area (GIA) is 8,932 sq ft (830.13 m2)

Price:

£1,200,000 + VAT

Tenure:

Freehold

Rateable Value

1st April 2026 £56,500, 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.

Legal Costs & Holding Deposit:

Each party pays their own legal costs.

**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 to be confirmed.

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

Viewing:

Viewing strictly by prior appointment with sole agent:

Richard Johnson:

Westbridge Commercial Ltd
1st Floor Offices
3 Trinity Street
Stratford Upon Avon
CV37 6BL
Tel: 01789 415 628
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.



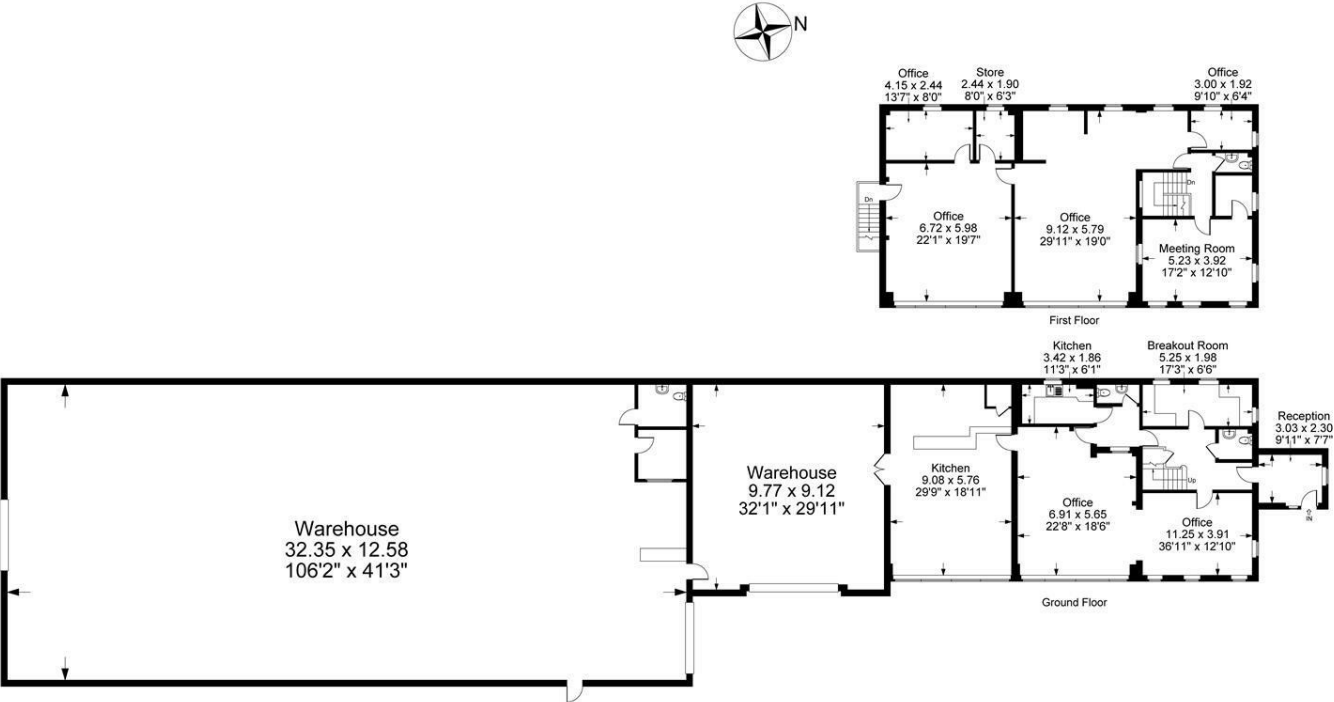


Illustration for identification purposes only,
measurements are approximate, not to scale.

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