

FOR SALE/TO LET

2 CROFT COURT, CROFT LANE, TEMPLE GRAFTON, ALCESTER,
B49 6PW



SUPERB MODERN OFFICE SUITE 9,27 SQ FT (86.15 SQM) GIA

- SEMI RURAL LOCATION
- 5 MINS TO ALCESTER & 10 MINS TO STRATFORD
- SUPERB FITTINGS & FINISHES
- AIR-CONDITIONED
- FIBRE CONNECTIONS
- AMPLE CAR PARKING

PURCHASE PRICE £165,000
ASKING RENT £12,000 PER ANNUM
(PLUS VAT)

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Temple Grafton is a desirable village two miles east of the town of Alcester and four miles west of Stratford upon Avon.

Croft Court is conveniently located on the edge of the village a short drive from the junction of Croft Lane and the A46 Stratford Road and enjoys convenient access to the M5, M42 (12miles) and M40 (17 miles).

Unit 2 forms part of the courtyard developments and comprises a mid-terrace office having a gross internal area of 927 sqft (86 sqm) and arranged as follows:

Ground Floor – Full height glazed entrance leading to Open Plan Office; Private Office / Meeting Room; Kitchenette and separate male and female WCs. Stairs ascend to:

First Floor – Open Plan mezzanine Office and Private Office / Meeting Room.

Fittings and finishes are to a high standard with heating by way of metal radiators connected to oil fired boiler and wall mounted Air Conditioning throughout.

Outside 3 car parking spaces are demised and in addition there are communal parking areas.

PURCHASE PRICE

£165,000 + VAT

RENT

£12,000 Per Annum + VAT

TENURE

Freehold or new business lease.

RATEABLE VALUE

£7,700

SERVICES

All mains services save for gas are understood to be available. Fibre optic broadband is connected to the office.

EPC

Tbc

LEGAL FEES

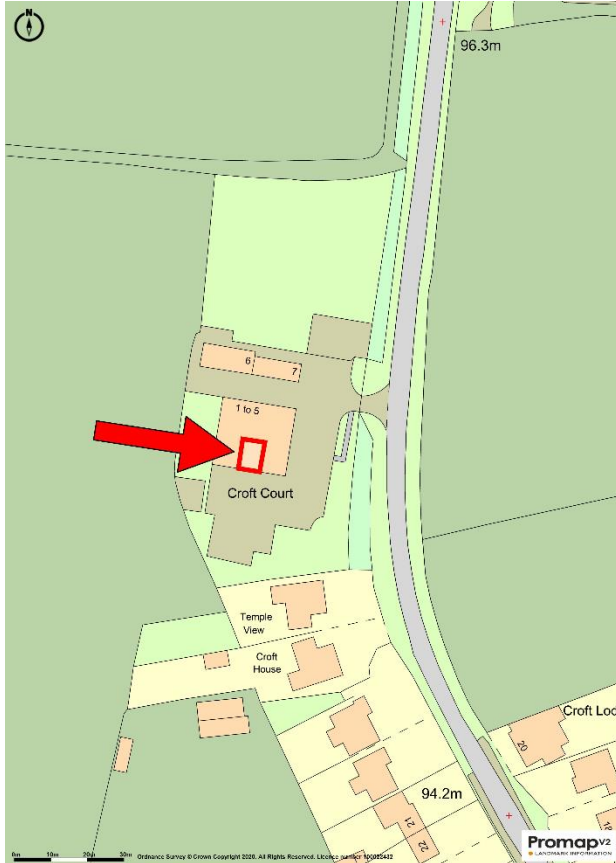
Each party to bear their own fees.

SERVICE CHARGE

Occupiers contribute towards Estate Service Charge to cover communal expenditure and estate management.



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VIEWING

Strictly by appointment with our
office - 01527 584 242.

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