

For Lease

Warehouse



Unit 10 Avenue Fields Industrial Estate

Birmingham Road, Stratford-Upon-Avon CV37 0HT

BROMWICH
ARDY
024 7630 8900
www.bromwichhardy.com

1,941 Sq Ft
£12,295 Per Annum

Key Features

- Spacious warehouse / distribution / workshop area
- Three phase power & gas supply
- Up and over loading door
- Office space
- WC & kitchen facilities



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0HT



02476 308900



office@bromwichhardy.com

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Location

Avenue Fields is a popular industrial estate to the rear of the Avenue Farm estate, located to the north of Stratford town centre, just off of the Birmingham Road (A3400). The estate is a 10 minute walk from the Tesco Superstore and Maybird Shopping Park. Stratford provides excellent access to the M40 via the A46.

Description

A modern terraced industrial unit of steel frame construction with insulated cavity external wall, double glazed windows, steel profile sheet roof with insulation. Internally, there is a main warehouse area with office and toilet facilities. Access via a sectional up and over doors leading to external concrete hardstanding and parking to the front of the building.

Accommodation

Area	Sq Ft	Sq M
Ground floor warehouse & office	1,346	125.04
Mezzanine	595	55.28
Total	1,941	180.32

Business Rates

This property has a rateable value of £12,750. Rates payable: £1,632 per annum.

Tenure

Available by way of a new lease on terms to be agreed.

EPC

D99

VAT

VAT is applicable to the rent.

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With over 250 years
of combined
experience, trust
Bromwich Hardy to
safeguard your
commercial property.



Service Charge

There is an estate service charge payable of £86.25 per quarter.

Legal Costs

Each party is to bear their own legal and surveyors costs incurred in this transaction.

Viewing

Strictly by appointment with the agent Bromwich Hardy.



Mark Booth

Contact us with any queries about the property or to book a viewing

02476 308 900

07497 150 632

mark.booth@bromwichhardy.com



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