

For Lease

Office



1A Grove Road

Stratford-Upon-Avon, CV37 6PE

BROMWICH
ARDY
024 7630 8900
www.bromwichhardy.com

📦 474 Sq Ft
£ £8,295 Per Annum

Key Features

- Refurbished to an excellent standard
- Air conditioned
- Great central location
- Parking available nearby
- 5 minutes from the A46
- 14 minutes from the M40



1A Grove Road, Stratford-Upon-Avon, CV37 6PE



Location

1A Grove Road is situated on the eastern edge of Stratford town centre and is an approximate 5 minute walk into the centre of town. Stratford is a thriving historical town with an affluent catchment population in the region of 55,000 people which swells, thanks to its popularity as a tourist destination, to over 2.5 million visitors each year. The town benefits from excellent road communications being situated close to Junction 15 of the M40 and just 0.5 miles from the A46 in the heart of the Midlands.

Description

1A Grove Road comprises newly refurbished ground floor office accommodation. To the front of the property is a larger office suite with a brand new kitchen and WC, and there is a smaller office / meeting room to the rear. The property has been redecorated to an excellent standard and is available for immediate occupation.

Accommodation

Area	Sq Ft	Sq M
Front suite inc kitchen	331	30.75
Rear suite	143	13.28
Total	474	44.03

Business Rates

This property is a rateable value of £3,900 and is therefore applicable for small business rates relief.

Tenure

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

EPC

This property has an EPC rating of E-123

VAT

VAT is not applicable on the rent.

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



Service Charge

An ingoing tenant will pay a fair apportionment of the utility bills.

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

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