

For Lease

Office



Suite 3

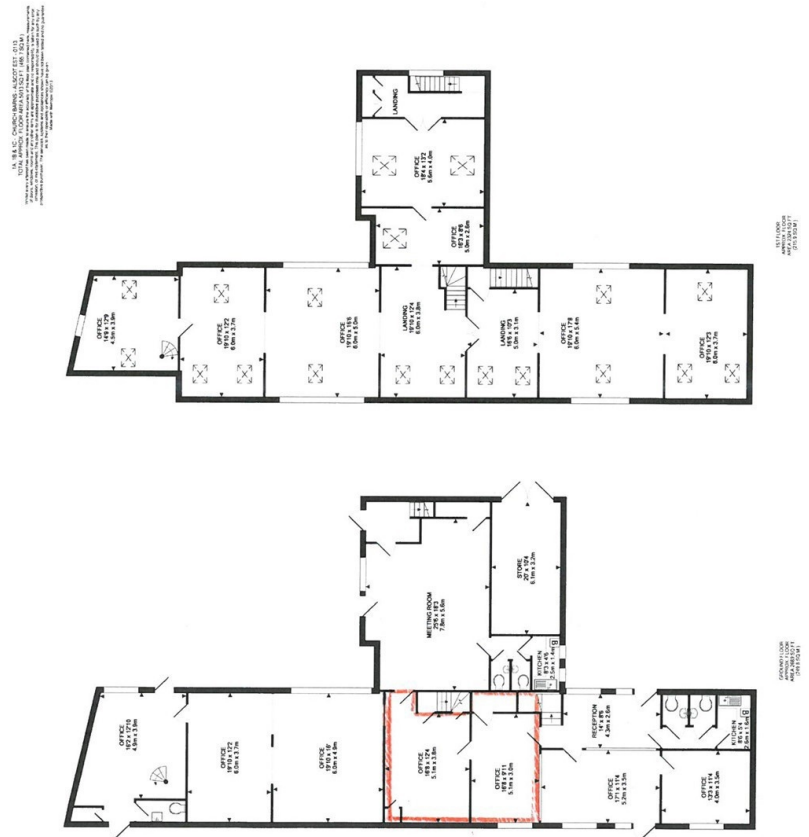
Atherstone Barns, Stratford-Upon-Avon, Atherstone
On Stour CV37 8NE

BROMWICH
ARDY
024 7630 8900
www.bromwichhardy.com

📦 741 Sq Ft
💷 £11,940 Per Annum

Key Features

- Versatile office accommodation in attractive rural location
- Rent inclusive of electricity, water and sewage, building insurance, external repair and maintenance
- On-site parking
- Shared picnic area
- With easy access to motorway network and local amenities
- Full Fibre Broadband available



Suite 3, Atherstone Barns, Stratford-Upon-Avon,
Atherstone On Stour, CV37 8NE



Location

Atherstone Barns is located just three miles south of Stratford upon Avon and is close to the main A3400. The A46 and A439 give easy access to junction 15 of the M40 (approximately 10 miles away) for travel throughout the Midlands conurbation as well as to London and the north. There is ample parking and easy access for deliveries to the office. This letting offers you an office within easy reach of the region's business centres but has none of the downsides of a city or town location. The Alscot Estate has around 100 commercial properties occupied by well established companies ranging from office based companies such as marketing and exhibition designers and ICT consultants to a wide range of light industrial businesses.

Description

The building is split into four suites which give flexibility to create areas of varying sizes to suit individual needs. Suite 3 comprises ground and first floor offices, exposed beams, with its own entrance and facilities. On-site parking is available and Rent inclusive of electricity, water and sewage, building insurance, external repair and maintenance



Tenure

Rent and Lease

The property is available on commercial business tenancy. The leases will be for a period of time, in excess of 12 months, to be negotiated for a monthly rent of £995 pcm plus VAT.

Deposits

Before commencement of the tenancy and, in addition to the initial month's rent, the tenant will be required to deposit a sum equivalent to two months' rent, known as a security deposit. This sum will be credited to the tenant's account at the end of the tenancy, less any rental arrears or accrued dilapidations which may be due at the expiry of the tenancy.

VAT

This property is registered for VAT (Value Added Tax).



**Suite 3, Atherstone Barns, Stratford-Upon-Avon,
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With over 250 years
of combined
experience, trust
Bromwich Hardy to
safeguard your
commercial property.



Service Charge

Service Charge of £185 per calendar month plus VAT.

Legal Costs

The successful applicant will be required to contribute to Landlord's costs for carrying out a credit check and in addition the cost of preparing the tenancy agreement.

Viewing

Strictly by appointment with the agent Bromwich Hardy.



Caine Gilchrist

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

02476 308 900

07806 767 073

caine.gilchrist@bromwichhardy.com



Charlie Glover

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

024 7630 8900

charlie.glover@bromwichhardy.com



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