

RURAL SERVICED OFFICE TO LET



**West Place,
Atherstone Hill,
Atherstone on Stour,
Stratford upon Avon,
CV37 8NF**

- Versatile high quality ground floor office in an attractive rural location.
- Approximately 228 square feet (21.21 square metres).
- On-site parking.
- Easy access to local and national road network and local amenities.
- Flexible terms from three months.
- Rent inclusive of utilities (excluding phone & broadband)
- Onsite maintenance and management.
- Communal kitchen, male and female WC.
- High Speed broadband.



March 2023

OFFICE TO LET

1 Alscot Studios, Alscot Park
Atherstone on Stour
Stratford upon Avon
CV37 8BL



T: 01789 298 006

www.dobson-grey.co.uk

LOCATION

Atherstone Hill 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 (only 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 more than 120 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 accommodation is part of a high quality barn conversion and benefits from oil central heating.

Ground Floor:

Communal Entrance, kitchen and toilets. Office totalling 228 sq ft with window either end.

Outside:

Attractive shared grounds giving an ideal break-out / informal space. Ample parking is available as part of communal parking close to the unit.

GENERAL INFORMATION

Services

Electricity and mains water are connected to the property which has a septic tank. There is central heating throughout the office.

Outgoings

The Licensor is responsible for electricity, water and heating. The Licensee is responsible for telephone, broadband and business rates. The Licensor insures all the buildings on the Estate under one policy. The Licensee is responsible for insuring the contents of the property.



SUBJECT TO CONTRACT

1. Particulars; these particulars are not an offer or contract, nor part of one. You should not rely on statements by Dobson-Grey Ltd in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Dobson-Grey Ltd nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).
2. Photos, Measurements etc.: The photographs refer to elements/parts of the property as they appeared at the time the photographs were taken. Areas, measurements and distances given are approximate only and should not be relied upon. If such details are fundamental etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection and make their own enquiries with the necessary authorities that these matters have been properly dealt with and that all information is correct.
3. VAT: VAT position relating to the property may change without notice. All prices quoted are exclusive of VAT.
4. The vendor reserves the right not to accept the highest, or any offer made. Whilst we endeavour to make our particulars accurate and reliable, if there are any points which are of particular importance to you, please contact Dobson-Grey Ltd and we will be pleased to check the information with the Seller(s)/Lessor(s), particularly if you are travelling some distance to view the property.

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DOBSON
GREY

Rent and Agreement

The property is available on a licence. The agreement will be for a period of time to be negotiated at a rent of £495 per calendar month plus VAT.

Deposits

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

IMPORTANT NOTICE

Alscot Estate for themselves and for the Owners of this property whose Agents they are give notice that:-

1. The particulars are prepared as a general outline only and are for the guidance and convenience of intended Tenants.
2. All descriptions, dimensions, distances and orientations are approximate and intended only to give a reasonable impression of the property.
3. Nothing in the particulars shall be taken as implying that any necessary planning, building regulation or other consents have been obtained.
4. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. Prospective Tenants should satisfy themselves as to the condition and details generally.
5. Any photographs show only parts and aspects of the property at the time when the photographs were taken. These may have changed and it should not be assumed that the property remains precisely as displayed. Furthermore, no assumption should be made for parts of the property which are not shown in the photographs.
6. Descriptions of a property are inevitably subjective and descriptions contained herein are used in good faith as an opinion and not by way of statement of fact.

March 2023 Doc ref: LD/TOLET/V1/22

Costs

The successful applicant will be responsible for the cost of preparing the agreement (£150 plus VAT).

Viewing

To arrange a viewing or discuss the property, please contact either Keri Dobson or Justine Holt on 01789 298006 or email kdobson@dobson-grey.co.uk or jholt@dobson-grey.co.uk

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