

RURAL SERVICED OFFICE TO LET

**1e Grove Business Park, Atherstone on Stour, Stratford upon Avon,
Warwickshire, CV37 8DX**



- Flexible ground floor serviced office accommodation in an attractive rural location
- Extending to 13m² (140 ft²) of office accommodation
- Use of communal areas
- With easy access to motorway network and local amenities
- High Speed Broadband available.



April 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

Grove Business Park is located just three miles south of Stratford-upon-Avon close to the main A3400 Stratford-upon-Avon to Shipston-on-Stour road. The A46 and A439 give easy access to junction 15 of the M40 (only approximately nine miles away) for travel throughout the Midlands and to London, the South and the North. The premises were converted by the Alscot Estate into offices in 1997 from workshops that were originally brick and tile farm buildings. The building is in a delightful rural location. There is ample parking and easy delivery access to the offices. This letting offers your clients and staff a first class office facility set in attractive countryside within easy reach of the region's business centres but it has none of the downsides of city business life. Alscot Estate has over eighty commercial properties occupied by well-established companies ranging from marketing and exhibition experts, IT consultants to light industrial workshops and steel fabricators.

DESCRIPTION

The serviced office has shared use of a reception area, male and female toilets and a fully equipped kitchen. It is situated on the ground floor with plenty of natural light with views looking out over the countryside and other offices in the complex.

Ground Floor:

The office is tastefully decorated with exposed beams and carpet throughout. Oil fired central heating with ample radiators.

Outside:

In front of the property is a large tarmaced area with ample parking space. Adjoining the unit is a landscaped area of shrubs and a field grazed by livestock.

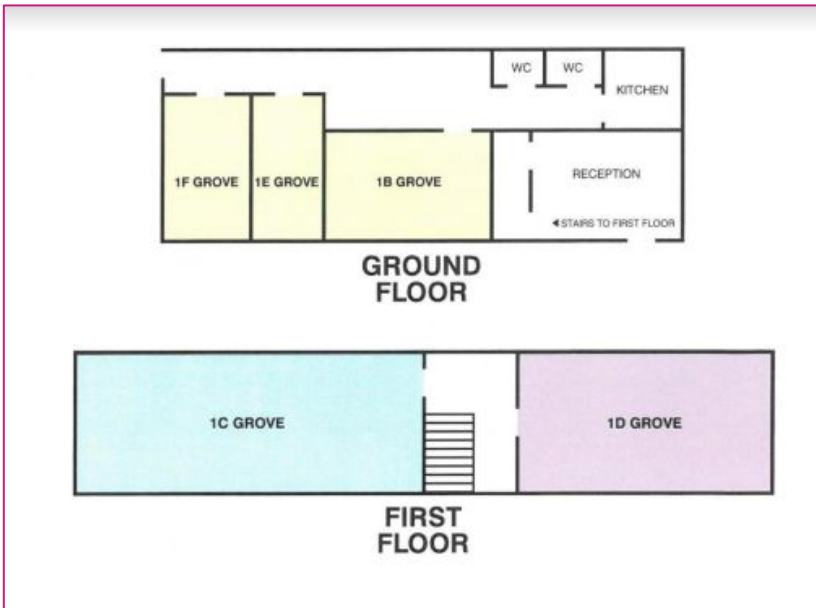
GENERAL INFORMATION

Services

Electricity and mains water are connected to the property which has a septic tank. The property has an oil fired central heating system with radiators throughout. All utilities are included within the rent including building insurance.

Outgoings

The Licensor is responsible for electricity, water and heating. The Licencee is responsible for telephone, broadband and business rates. The Licensor insures all the buildings on the Estate under one policy. The Licencee 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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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 £345 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 two months' 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.

Costs

The successful applicant will be responsible for the cost of preparing the agreement.

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

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

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