

RURAL SERVICED OFFICE TO LET

Alscot Arms, Atherstone Hill, Atherstone on Stour, Stratford upon Avon, CV37 8NF

- Versatile high quality ground floor office in an attractive rural location
- Approximately 144 Sq. feet (13.4 Sq M)
- On site Parking
- Easy access to local and national road network and local amenities
- Rent inclusive of utilities (excluding phone & broadband)
- Flexible terms from three months
- A range of services available; postal, printing and photocopying
- Onsite maintenance and management
- Communal kitchen, male & female WC
- High Speed Broadband



TO LET

CONTACT:

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www.dobson-grey.co.uk

LOCATION

The office suite is situated at Atherstone Hill is located just 3 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 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. Nearby amenities include Waitrose 3 miles away and The Bell Public House 2.8 miles away.

DESCRIPTION

The accommodation is part of a high quality barn conversion and benefits from oil fired central heating. Ground floor comprises communal entrance, kitchen and toilets. The unit extends to 144 Sq. feet (13.4 Sq M).

OUTSIDE

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

SERVICES

Electricity and mains water are connected to the property. Sewerage is via a septic tank. There is central heating throughout the office. Eight of the suites share a ground floor reception, kitchen and toilets.

OUTGOINGS

The Licensor is responsible for electricity, water and heating. The Licensee is responsible for telephone, broadband and business rates. The business rate for the office is £1175. The Licensor insures all the buildings on the Estate under one policy. The Licensee is responsible for insuring the contents of the property.

COSTS

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

RENT & AGREEMENT

The property is available on a licence. The agreement will be for a period of time to be negotiated at a rent of £250 per calendar month plus VAT inclusive of utilities excluding telephone and broadband.

DEPOSITS

Before commencement of the agreement and, in addition to the initial month's rent, the Licensee will be required to pay deposit a sum equivalent to two month's rent, known as a security deposit. This sum will be credited to the Licensee'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.

VIEWING

To arrange a viewing or discuss the property please contact Keri Dobson or Harriet Matthews on 01789 298006 or email kdobson@dobson-grey.co.uk / hmatthews@dobson-grey.co.uk / **October 2017**



SUBJECT TO CONTRACT

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