

# RURAL OFFICE SUITE TO LET

**Suite 2, Atherstone Barns, Atherstone on Stour, Stratford-upon-Avon, Warwickshire, CV37 8NE**



- Versatile office accommodation in an attractive rural location;
- Ground floor suite 361 sqft (33.5 sqm)
- With easy access to motorway network and local amenities
- Rent inclusive of electricity, water and sewage, building insurance, external repair and maintenance.
- On-site parking
- Shared Picnic area
- High speed Broadband available



# TO LET

**CONTACT:**

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Stratford-upon-Avon, Warwickshire, CV37 0AQ  
T: 01789 298 006



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**[www.dobson-grey.co.uk](http://www.dobson-grey.co.uk)**

## LOCATION

Atherstone Barns 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 80 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 2 comprises two ground floor offices, edged red on the attached plan. There is access to the communal reception, kitchen and toilets.

## SERVICES

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

## OUTGOINGS

The rent includes electricity, water, septic tank emptying, building insurance, external repair and maintenance. In addition, the tenants will be recharged for a proportion of the costs for central heating. Business rates are excluded. Tenants are responsible for internal repair and for their own contents insurance, telephones and broadband. Superfast broadband is available by separate arrangement with the Landlord.



March 2018

## 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 Land & Development 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 Land & Development 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).
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3. Regulations 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.
4. VAT: The VAT position relating to the property may change without notice. All prices quoted are exclusive of VAT.
5. 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 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.

A copy of the Property Misdescriptions Act 1991 can be found online by following the following link: [http://www.opsi.gov.uk/acts/acts1991/Ukpga\\_19910029\\_en\\_1.htm](http://www.opsi.gov.uk/acts/acts1991/Ukpga_19910029_en_1.htm)

**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.

### RENT & LEASE

The property is available on commercial business tenancy. The lease will be for a period of time, in excess of 12 months, to be negotiated for a monthly rent of £450 pcm plus VAT (including all utilities except for heating which is recharged at £10pcm plus VAT pcm). Details in respect of the EPC are available upon request.

### 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 month's 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.

### VIEWING

To arrange a viewing or discuss the property please contact Keri Dobson on 01789 298006 or email [kdobson@dobson-grey.co.uk](mailto:kdobson@dobson-grey.co.uk) or Hattie Matthews [hmatthews@dobson-grey.co.uk](mailto:hmatthews@dobson-grey.co.uk).



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