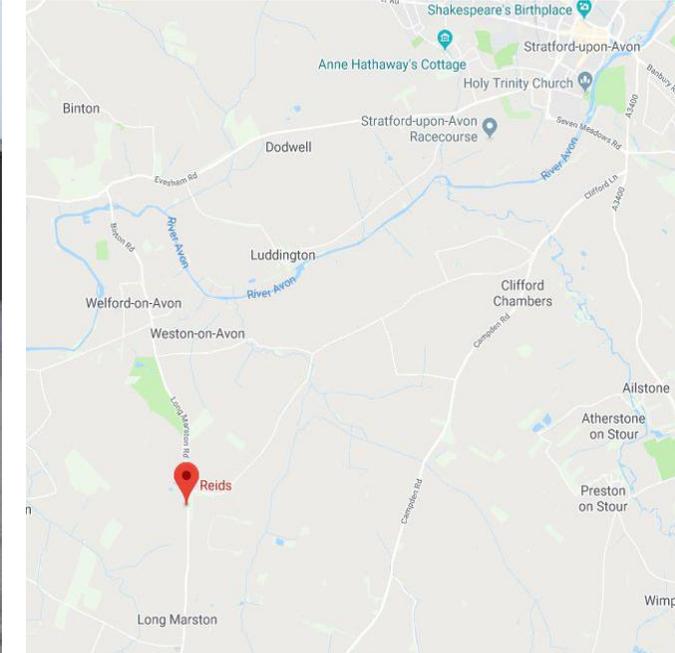


Reids Estate Offices, Welford Road, Stratford Upon Avon CV37 8RA



Fantastic Opportunity to Let Potential Bespoke Office/Storage Space

- Excellent roadside location with great accessibility & parking
- Secure modern open plan accommodation
- Shared reception



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

Reids Industrial Estate is situated approximately six miles to the south-west of Stratford upon Avon and approximately twelve miles to the north-east of Evesham. Centrally situated for the region's motorway network the property benefits from superb access with Junction 15 of the M40 motorway located approximately 13 miles away, there is also easy access to the M42 to the north via Studley/Redditch and the M5 via Evesham and Tewkesbury to the south. Transport by rail to London Paddington or Birmingham are conveniently provided with frequent services from Honeybourne Train Station only 6 miles away.

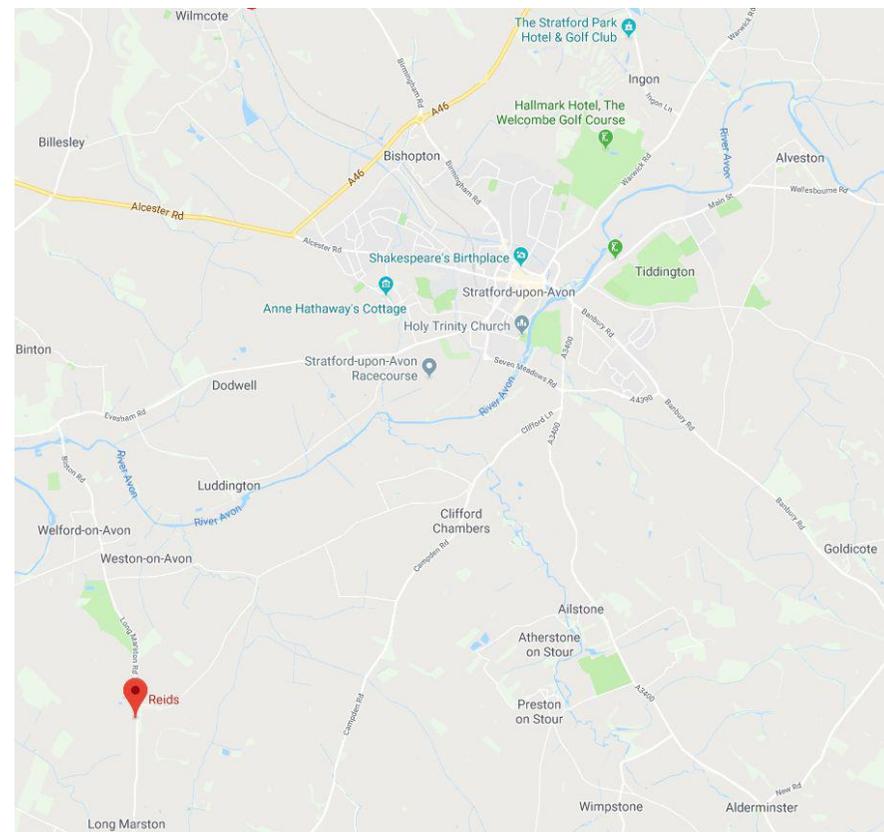
DESCRIPTION

The available office suites (Suites A and B) are located on the ground and first floor within Reids Estate Offices with impressive double height entrance benefitting from shared reception.

This is an opportunity to occupy bespoke office suites, which can be refurbished and fitted out to your preferred specification (subject to rent agreed). The suites are currently shell and core and basic specification which could provide storage potential as an alternative to offices.

Shared WC facilities are located on the ground floor accessed from the communal entrance lobby. The suites will be self contained with integral kitchenette facility. Whilst the office suites are marketed to let on separate leases, there could be potential to link the space via a spiral staircase to the rear and let as a whole under a single lease.

Ample parking is available.



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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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ACCOMMODATION

We have measured the subject property in accordance with the RICS property measurement, 2nd edition has an effective date of the 1 May 2018 as follows:



| Ground Floor Office Suite | | |
|---------------------------|--------|----------|
| Accommodation | Sq m | Sq ft |
| Suite A | 134 | 1,442 |
| Clear Internal Height | 2.55 m | 8.37 ft |
| First Floor Office Suite | | |
| Suite B | 104 | 1,119 |
| Grand Total Area | 230 | 2,561 |
| Clear Internal Height | 3.14 m | 10.29 ft |



RATEABLE VALUES

The accommodation forms part of the warehouse and premises and rates are included as part of the quoting rent for the property.

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RENT

Suite A £1,000 per month and Suite B at £750 per month inclusive of rates and water but exclusive of electricity, contents insurance and service charge. All costs are quoted exclusive of VAT.

SERVICE CHARGE

Services, repair and maintenance to the common parts of the building and car park are provided by the Landlord by way of a service and common parts insurance rent charge of £2.00 per sq ft. The Tenant is responsible for electricity. All costs are exclusive of VAT is payable on rent and the service charge.

LEASE

The space is available of flexible terms to be negotiated.

EPC

As the accommodation is to be refurbished there is not at present an Energy Performance Certificate. This will be available post refurbishment.

LEGAL FEES

Each party to be responsible for their own legal fees in preparation of the Lease.

VIEWING

All viewing to be strictly by prior appointment with sole agents Dobson-Grey Ltd. To arrange a viewing or discuss the opportunity please contact Keri Dobson via telephone, 01789 298 006/ 07771 997 320 or alternatively via email kdobson@dobson-grey.co.uk



April 2019

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