

Elta House, Birmingham Road, Stratford Upon Avon, CV37 0AQ



Fantastic Opportunity to Let Town Centre Premises

- Excellent Town Centre Location Promoting Great Exposure
- Refurbishment Potential
- Only £10 per Sqft
- Last Suite Remaining



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

Elta House is well located within easy walking distance of Stratford upon Avon Town Centre in a prominent position on the junction of the A3400 Birmingham Road and Arden Street, part of the exciting Canalside Quarter regeneration. Elta House is centrally located between Stratford upon Avon town centre and the major retail park, Maybird Centre. which is close at hand with an excellent range of shops. Within 2 minutes walk, there is also a large public car park.

Elta House is located in Stratford upon Avon, Warwickshire a global tourist destination. Elta House is situated on the northern side of the town a short walk away from the popular Maybird Retail Park which has occupiers such as Asda Living, Next, Marks and Spencer Simply Food. To the south, also a short walk away, is Stratford town centre which benefits from a number of shops, restaurants and popular tourist attractions. Elta House is also situated close to the Stratford upon Avon Canal which provides tranquil canalside walks.

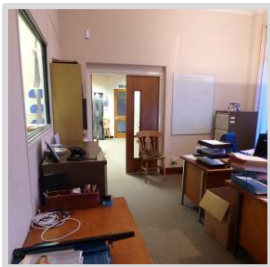
Elta House benefits from exceptional roadside frontage on Stratford's busiest road, this provides tenants with great profile to heighten brand awareness. The location has great connectivity to the train station, 805 metres away via Western Road. Stratford Parkway with services to and from Birmingham City Centre is 1.6 miles up the Birmingham Road. Frequent bus services to Birmingham via the X20 service are available along the Birmingham Road.

DESCRIPTION

The available office suites (B) is located on the ground floor within Elta House which are all secure and self-contained. There are separate ladies and gents WC facilities on the ground floors and a private kitchen. The office suites are currently let on separate leases.

The available offices are a mix of open individual rooms and open plan office space situated within this multi let office building with shared reception. The suites are modern, mainly open plan, but with some cellular office accommodation.

Heating is via wall mounted electric heaters. The convenience of this town centre location is enhanced further by 10 on site car parking spaces, parking spaces are allocated subject to the area of accommodation taken.



SUBJECT TO CONTRACT

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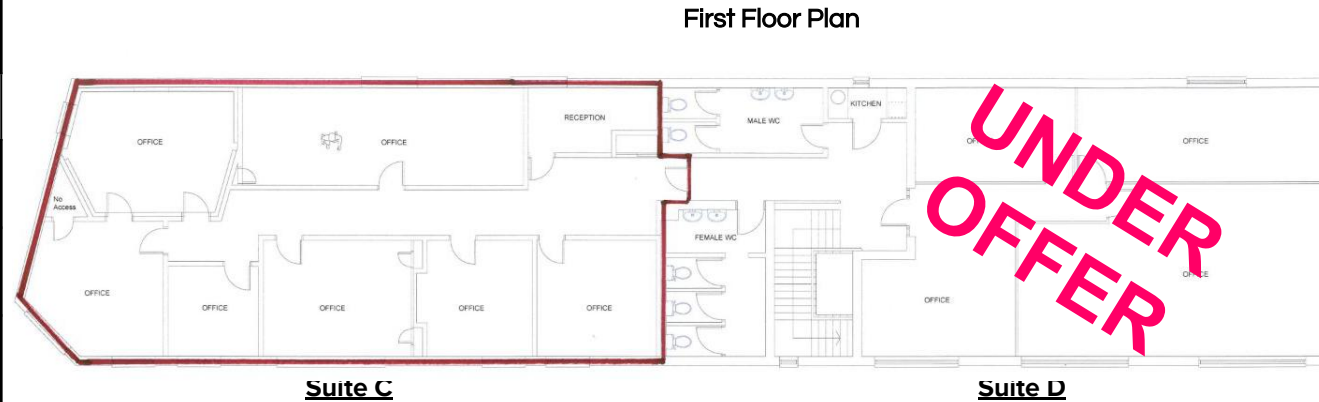
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ACCOMMODATION

We have measured the subject property in accordance with the RICS Property Measurement (1st Edition May 2015) as follows:



Ground Floor Office Suites A - B		
Accommodation	Sq m	Sq ft
Suite A (Under Offer)	147.93	1586.39
Suite B - (Under Offer)	99.16	1067.35
First Floor Office Suites C - D		
Suite C Available	110.65	1191.00
Suite D (Let)	105.91	1140.00
Grand Total Area	463.65	4984.74

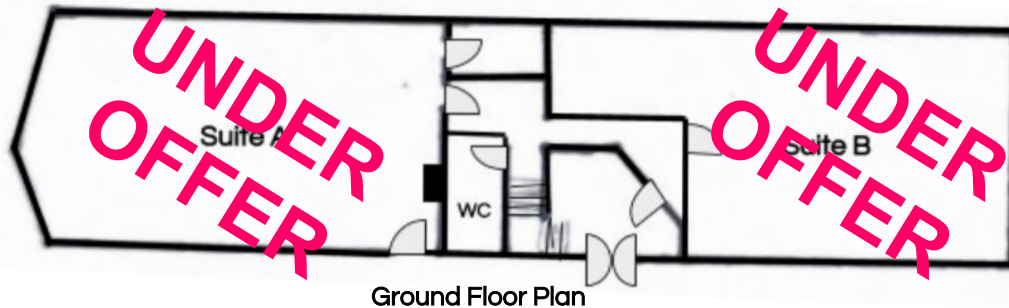


RATEABLE VALUES

The rateable value of this property is the sum of all the rates given to its different parts, the standard multiplier for 2017/2018 is 47.9p and small business multiplier as 46.6p for 2017/2018.

For Further information on rates contact Valuation Office Agency or Stratford District Council.

<https://www.gov.uk/government/organisations/valuation-office-agency>



April 2019

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RENT

The unit is available as a whole or subdivided at a rate of £10 per sq ft subject to contract. All costs are quoted exclusive of VAT.

INSURANCE

The occupier is liable to pay their own insurance for items within the unit. There is an Insurance Rent which covers the common parts which is paid by the landlord and then recovered from the Tenants in the building.

SERVICE CHARGE

Services to the common parts and building and car park fabric repair, maintenance and decoration are provided by the Landlord by way of a service charge. VAT is payable on Rent, Insurance Rent and the Service Charge.

LEASE

Range of space available on a new lease, for a term in excess of 5 years.

EPC

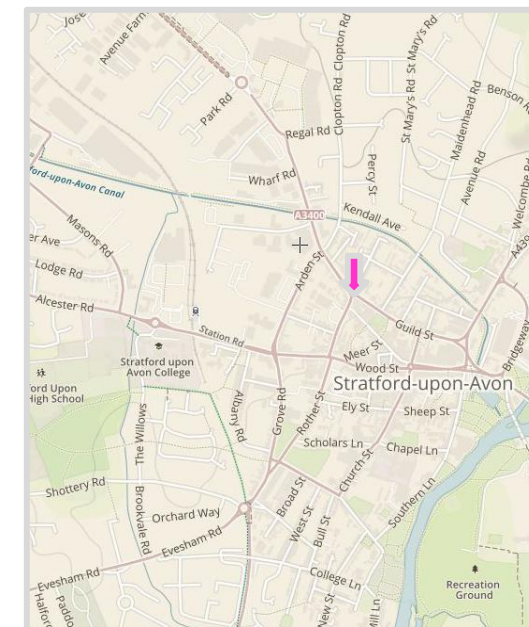
Available on request.

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 on 01789 298 006/ 07771 997 320 alternatively via email kdobson@dobson-grey.co.uk.



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