

**OFFICE SPACE
TO LET**

1,000- 4,964 sq ft



**TIMOTHY'S BRIDGE ROAD,
STRATFORD UPON AVON, CV37 9NQ**

- Ground and first floor offices to the front of warehouse building.
- 4,964 sq. ft total. Available as a whole, by floor or in subdivided suites.
- £10 psf inclusive rent (insurance and rates included).
- £5 psf service charge to cover all heating, lighting and utilities.
- Ample parking areas (1 space: 200 sq ft approx. can be offered)
- Storage suites may be available in addition.
- Flexible and short-term agreements available.

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LOCATION

Stratford-upon-Avon is a Warwickshire town well known as the birthplace of William Shakespeare. It lies 19 miles south-west of Coventry and 29 miles south-east of Birmingham. The town lies 6 miles from Junction 15 of the M40, which is accessed via the A46 trunk road. From there the M40 leads to London and Birmingham and the A46 continues northwards to Coventry.

The property is prominently located on the south-west side of Timothy's Bridge Road within the main industrial and commercial area of Stratford-upon-Avon. The town centre lies less than a mile to the south, and Stratford Parkway train station and the Park and Ride half a mile to the north.

DESCRIPTION

The property forms part of a modern industrial warehouse building of steel portal frame construction. The elevations are part brick with profiled metal cladding above.

The available space comprises 2 storey offices to the front of the property with raised floors, suspended ceilings with recessed category 2 lighting, comfort cooling and double-glazed windows. WC facilities are located immediately behind the offices on the ground floor.

There is plentiful car parking to the front and side of the property.

ACCOMMODATION

	<u>sq ft</u>	<u>sq m</u>
Ground floor offices	2,201	204.5
First floor offices	<u>2,763</u>	<u>256.7</u>
	4,964	461.2

TERMS

The property is available on flexible agreements.

RENT

£10 psf pa plus £5 service charge

£15 psf (all inclusive*)

*rates, insurance, and utilities included

EPC rating

D (85).

LEGAL COSTS

Each party to bear their own legal costs.

FURTHER INFORMATION

Please contact:

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SUBJECT TO CONTRACT AND EXCLUSIVE OF VAT

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