

Sampson Moore

PROPERTY INVESTMENT CONSULTANTS

PRELIMINARY DETAILS HIGH BAY WAREHOUSE WITH OFFICES TO LET

25,964 sq ft



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

- Building of excellent specification (8.64m eaves, 24.8% office content).
- 25,964 sq. ft.
- £181,748 pa.
- Available from Jan 2022.
- Ample parking and yard areas.

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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 comprises a modern industrial building of steel portal frame construction. The elevations are part brick with profiled metal cladding above. The roof is of profiled metal cladding incorporating roof lights. The warehouse has an eaves height of 8.64m and has 4 gas fired air blowers and high-level sodium lighting. There are 2 roller shutter doors to the side elevation. There is currently a large tenant mezzanine.

There are 2 storey integral offices to the front of the property with raised floors, suspended ceilings with recessed category 2 lighting, comfort cooling and double-glazed windows. A second-floor plant room is located above the offices accessed by trap door.

There is a large yard to the side of the property and car parking to the front.

ACCOMMODATION

	<u>sq ft</u>	<u>sq m</u>
Warehouse	19,119	1,776.2
Ground floor offices	3,276	304.3
First Floor offices	<u>3,162</u>	<u>293.7</u>
	25,557	2,374.2
Second floor plant room	<u>407</u>	<u>37.8</u>
	25,964	2,412.1
(Tenant's mezzanine	8,647	803.3)

The site area is 1.17 acres (0.47 ha) giving a site coverage of only 44%.

RATING ASSESSMENT

Rateable value	£144,000
Rates payable (21/22 @ 0.512)	£73,728

TERMS

The property is to be available on a new full repairing and insuring lease- available from Jan 2022.

RENT

£181,748 pa.

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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