

westbridge

COMMERCIAL

TO LET

## MODERN OFFICE PREMISES



### Swan House, 11 Guild Street, Stratford Upon Avon



Richard Johnson



Sephie Portwood



01789 415628



[richard@westbridgecommercial.co.uk](mailto:richard@westbridgecommercial.co.uk)



[www.westbridgecommercial.co.uk](http://www.westbridgecommercial.co.uk)

- Only Offices 5a & 11 Remaining
- Office Rooms from 136 sq (12.63m<sup>2</sup>)
- Period Building with Character
- Inclusive Rental Prices
- Electric/Heating/Water Included
- Small Business Rates Relief (Subject to Qualifying)

# Swan House, 11 Guild Street, Stratford Upon Avon CV37 6RE

## Location:

Located on Guild Street to the rear of Henley St in the centre of Stratford the building is within a 2 minute walk of the shops, cafes and restaurants. Parking is available either in several town Centre Car Parks with annual permit passes available to purchase. The building is within a 10 minute walk of Stratford Train Station or various bus routes and the park and ride terminal.

## Description:

\* Only offices 5a & 11 remaining \* A three storey town centre office building which contains 14 lettable rooms. The building is accessed via a common door at ground floor level off Guild St which leads into the main hallway area. From this area are rooms to the left and right on either side of the hall, three of the rooms on the left hand side interconnect and two of the rooms on the right hand side interconnect. There are common kitchen and toilet facilities available to all office rooms. On the first floor there are two separate rooms either side of the common staircase and on the second floor there are also two separate rooms either side of the hallway.

The building has the benefit of an alarm, central heating system, fire alarm system with emergency lighting and fire extinguishers. A full set of floor plans and a price list of the offices are available either by downloading from the website or from the agent's office upon request.

## Floor Area:

From 136 sq ft (12.63 m2) Net Internal Area (NIA) See schedule.

## Price:

From £3,403 per annum.

## Tenure:

New lease available.

## Service Charge:

Included in the rent.

## Rateable Value:

TBC. source: [www.voa.gov.uk](http://www.voa.gov.uk).

## Rates Payable:

The rates payable are calculated as a multiplier of the rateable value. If the rateable value is £12,000 or less small business maybe entitle to 100% rates relief providing the property is their only business premises. Any interested applicants should contact the local authority and verify the multiplier and check if any rates relief is available for their business.

## Insurance:

Standard commercial terms are that the landlord insures the building and the tenant pays the landlord the cost of the buildings insurance annually. The tenant will be responsible for insuring their own stock, content and liabilities.

## Legal Costs & Holding Deposit

Each party pays their own legal costs. The landlord may request a holding deposit of £1000 once terms are agreed this will be deducted off the first payment of rent.

## Deposit:

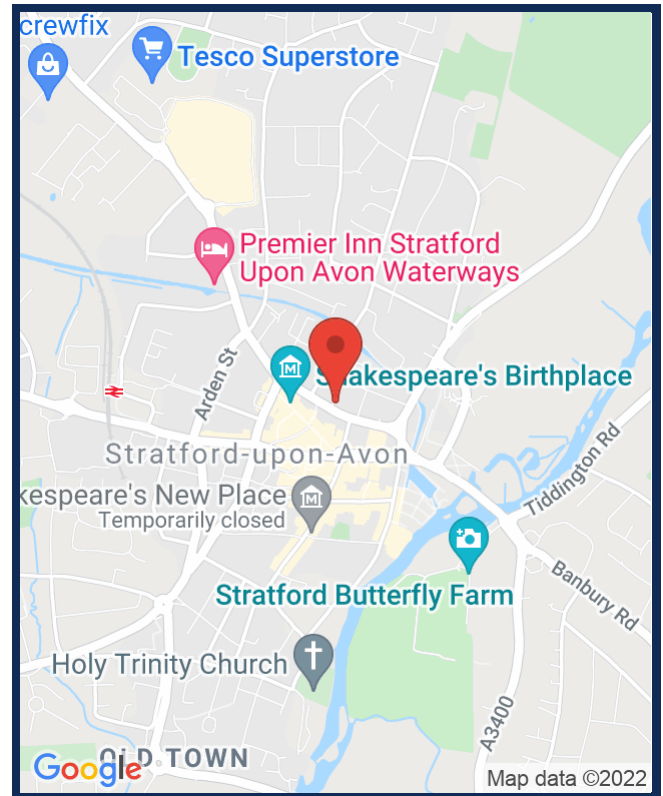
The landlord may ask the tenant to provide a deposit, this is typically the equivalent of three months' worth of rent but could change and is subject of the tenant's financial status.

## VAT:

Value Added Tax at the prevailing rate is applicable on all costs shown in these particulars apart from business rates.

## EPC:

The Energy Performance Rating of the property is to be confirmed.  
A full copy of this report will be available from the agent's office upon request.



## Viewing:

Viewing strictly by prior appointment with sole agent:

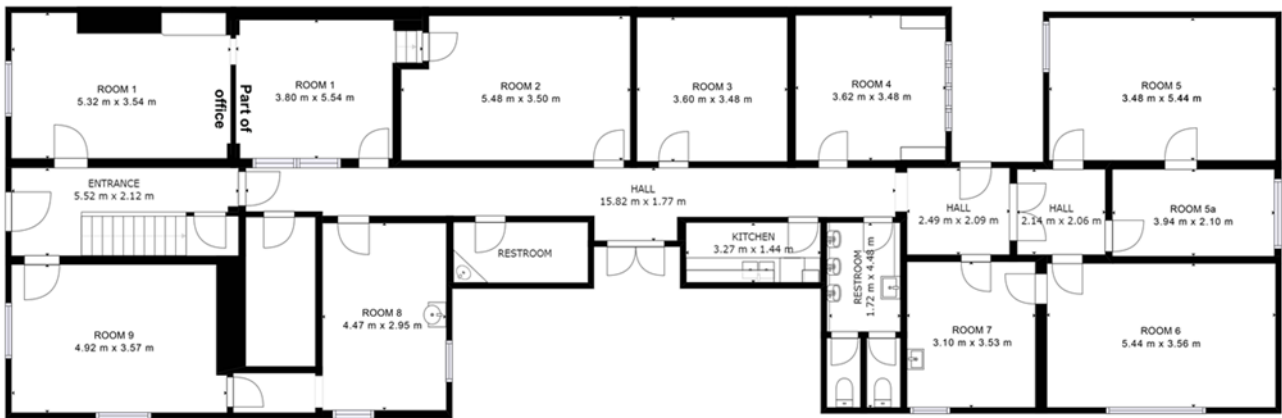
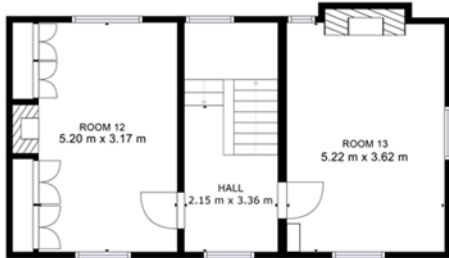
## Richard Johnson

Westbridge Commercial Ltd  
1<sup>st</sup> Floor Offices  
3 Trinity Street  
Stratford Upon Avon  
CV37 6BL  
Tel: 01789 415 628  
[richard@westbridgecommercial.co.uk](mailto:richard@westbridgecommercial.co.uk)

## GDPR

You have requested a viewing of a property and therefore we will require certain pieces of personal information from you in order to provide a professional service to you and our client. Should you wish to take up a tenancy the process will involve collecting personal information about you or your company which will need to be shared with our client and Credit Safe or other credit referencing agencies. We will not share this information with any other third party without your consent. More information on how we hold and process your data is available on our website [www.westbridgecommercial.co.uk](http://www.westbridgecommercial.co.uk).





## Schedule of Offices

11 Guild Street, Stratford upon Avon

<u>Office Number</u>	<u>m2</u>	<u>Sq ft</u>	<u>Price per annum</u>	<u>Price per month</u>
1	30.58	329.0	£8,226.02	£685.50
2	18.27	196.6	£4,914.63	£409.55
3	12.63	135.9	£3,397.47	£283.12
4	12.59	135.5	£3,386.71	£282.23
5	18.93	203.7	£5,092.17	£424.35
Storage 5a	8.27	89.0	£2,224.63	£185.39
6	19.36	208.3	£5,207.84	£433.99
7	10.94	117.7	£2,942.86	£245.24
8	13.81	148.6	£3,714.89	£309.57
9	17.37	186.9	£4,672.53	£389.38
10	16.48	177.3	£4,433.12	£369.43
11	18.89	203.3	£5,081.41	£423.45
12	18.04	194.1	£4,852.76	£404.40
13	18.46	198.6	£4,965.74	£413.81

All measurements are Net Internal Areas