

westbridge

COMMERCIAL

TO LET

MODERN OFFICE PREMISES



Oxalis House, Masons Road, Stratford Upon Avon



Richard Johnson



Sephie Portwood



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www.westbridgecommercial.co.uk

- Ground & First Floor Offices
- 4,132.00 (384 m²)
- Utilities Included In The Rent
- Off Road Parking
- Walking Distance to the Town
- £49,584 pa + VAT

Oxalis House, Masons Road, Stratford Upon Avon, CV37 9NB

Location:

Located on Masons Road within walking distance of Stratford Town Centre and only 7.5 miles from junction 15 of the M40. The property is within walking distance to Stratford and Stratford Parkway train stations.

Description:

The Offices form part of Oxalis House and are situated to the front of the building and form part of a paper processing warehouse. The offices are accessed via a common hall with a magnetic entry system. The building has the use of ground floor common toilets but the first floor offices also have their own toilets and kitchen area. The ground floor offices feature: The main office room, three rooms to the front of the building and a further meeting or directors room as well as an under stairs room which could be used for a server room. The first floor offices provide plenty of flexible space with the option of further offices or storage to be built on the rear mezzanine area. The first floor offices are detailed on the floor plan but briefly comprise of six office rooms along the front and side elevation with two large meeting rooms/offices off the internal corridor, a large kitchen/breakout room, male and female toilets and a rear storage area that could be partitioned off to create a storage area or further offices.

Services:

Due to the nature of the building having a common electric supply and heating system there is a service charge of £2.00 per sq ft is payable per annum which covers lighting, electric consumption, heating and cleaning of the common parts.

Business Rates:

The building is under one assessment so the landlord proposes that a contribution towards business rates is paid by the tenant at a rate of £3.00 per sq ft per annum. The landlord may also consider a separate rateable assessment being carried out by the VOA so any tenant has their own rates bill directly with the local authority.

External storage:

The landlord has control over the rear yard area and has intimated that external storage could be available by separate negotiation. There is also some internal garage space that could also be available by separate negotiation. Parking: If the offices are leased as a whole there will be allocated the parking to the front of the building. If let in two floors the parking will have to be split pro-rata.

Floor Area:

Net Internal Area (NIA) is 4,132 sq ft (384 m2).

Price:

£49,584 per annum.

Tenure:

New lease available.

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.

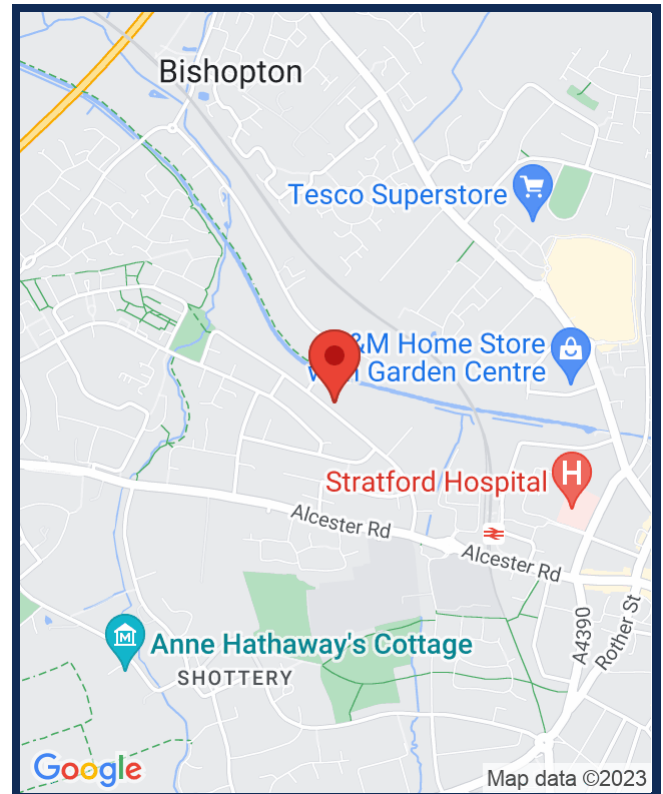
Legal Costs & Holding Deposit

Each party pays their own legal costs. The landlord may request a holding deposit of £2,000 once terms are agreed this will be deducted off the first payment of rent.

EPC:

The Energy Performance Rating of the property is = D.

A full copy of this report is available from the agent's office upon request.



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.

Viewing:

Viewing strictly by prior appointment with sole agent:

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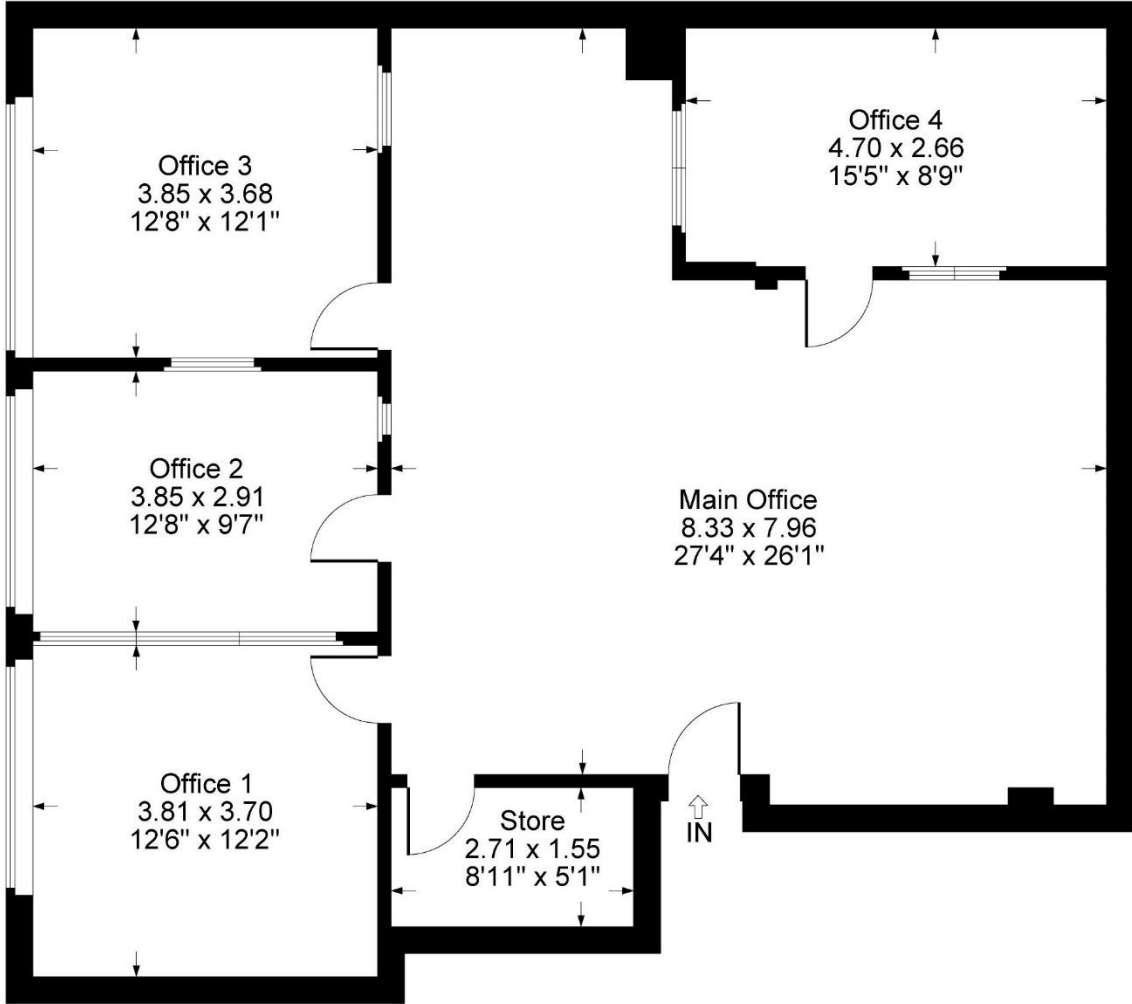
GDPR

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.

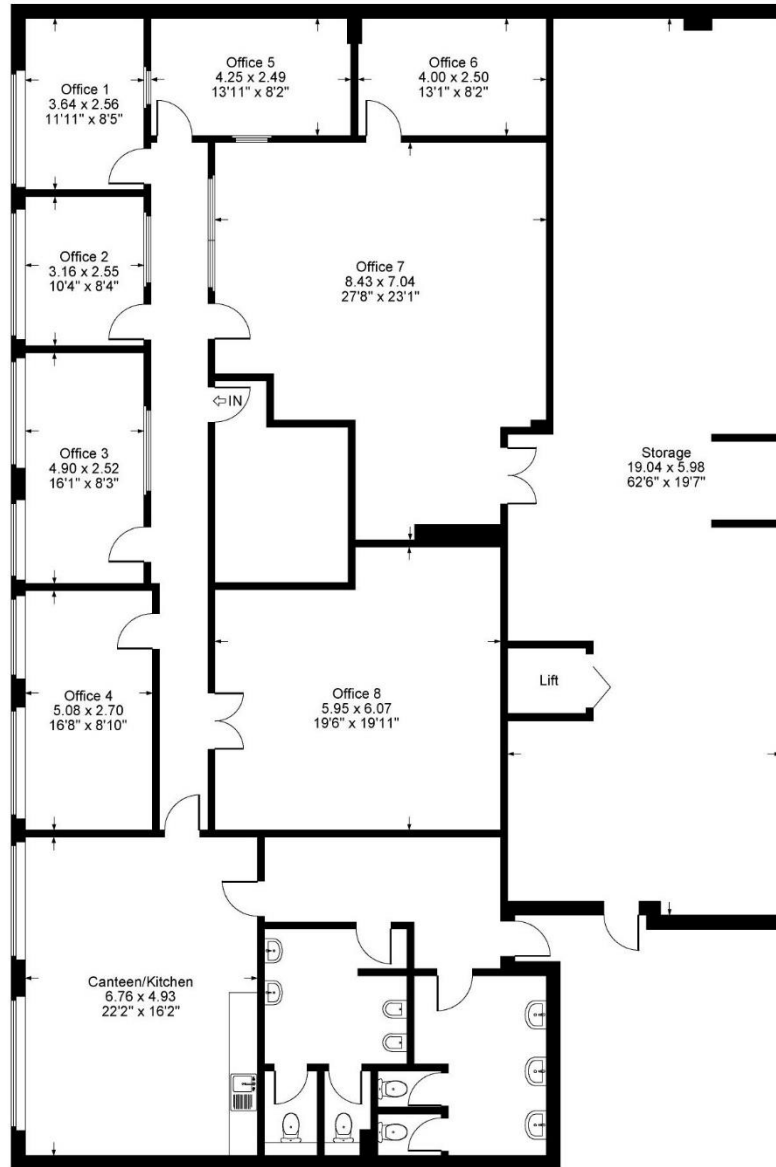
We will not share this information with any other third party without your consent.

More information on how we hold and process your data is available on our website www.westbridgecommercial.co.uk.





Ground Floor



First Floor