48 Cygnet Court
Timothys Bridge Road
Stratford Upon Avon
CV37 9NW

Modern Two Storey Office

To Let

- High Quality Office Building of 1,660 sq ft
- 7 On Site Car Parking Spaces
- Available by Way of a New Flexible Lease
- Immediate Occupation is Offered
- Close to Stratford Parkway Railway Station
- Easy Access to the M40 Motorway
- Competitive Rent Terms

ehB Reeves
Somerset House
Clarendon Place
Royal Leamington Spa
CV32 5QN

tel: 01926 888181
email: info@ehbreeves.com

www.ehbreeves.com

Interested in this property?

Contact

Simon Hain
01926 888181
simonwhain@ehbreeves.com

48 Cygnet Court
Timothys Bridge Road
Stratford Upon Avon
CV37 9NW

Location
Cygnet Court is located approximately 2 miles to the north west of Stratford upon Avon town centre providing excellent network links to the A46, and subsequently the M40. It is situated less than half a mile away from Stratford Parkway Station and approximately 1.5 miles away from Stratford Station.

Description & Accommodation
Unit 48 is a mid terraced two storey office building providing modern open plan office accommodation. Specification includes,data cabling trunking system,carpeting throughout, electric night storage heaters, intruder and fire alarm systems, disabled WC, ground floor kitchenette, and network cabling to a hub.

Accommodation
The building provides the following accommodation:

Ground Floor Entrance Hall - off which are two WCs (one fully disabled compliant), kitchen with wall and base units, power and space for fridge.

Understairs store cupboard housing the network hub, incoming power supply and phone lines.

Open Plan Ground Floor Office: 736 sq ft (68 sq m)

First Floor Open Plan Office: 928 sq ft (86 sq m) with two private offices to the front

Outside
Three car parking spaces are located immediately to the front of the building with a further four spaces being allocated close by.

Cygnet Court is secured by way of a barrier, which is kept closed at night with all occupiers having access 24/7.

General Information

Services
Mains water, drainage and electricity are connected to the building. Heating is electric. The building is also fitted with ten pairs of incoming phone lines if required.

Planning
Class E (formerly B1(a) Offices).

Tenure
The premises are offered on a new full repairing and insuring lease for a term to be negotiated. Flexible terms available.

Rent
£19,920 per annum exclusive, payable quarterly in advance.

VAT is payable on the rent.

Rates
The rateable value for the current year is £15,250.

Service Charge
An estate service charge is levied to cover the maintenance, repair and upkeep of the external areas, including security barrier.

EPC
E 122

Legal Costs
Each party to be responsible for their own legal costs incurred in the transaction.

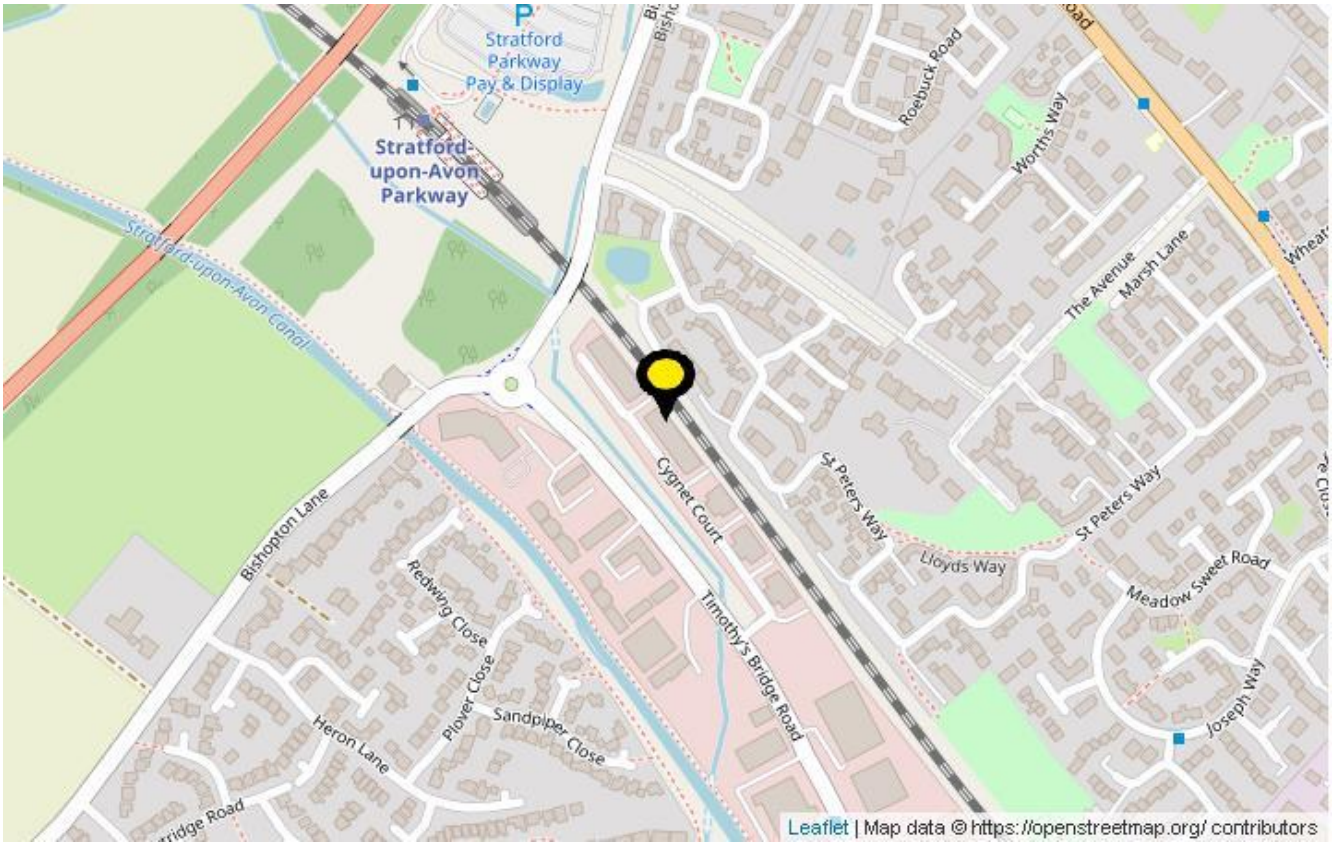
Viewing
Strictly by appointment through the sole letting agents, ehB Reeves, on 01926 888181.

ehB Reeves for themselves and for the seller/lessor of this property who agents they are give notice that 1. These particulars do not constitute any part of an offer or a contract. 2. All statements contained in these particulars are made without responsibility on the part of the agent(s) or the seller/lessor. 3. None of the statements contained in these particulars are to be relied upon as a statement or representation of fact. 4. Any intending buyer or tenant must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 5. ehB Commercial does not make or give nor any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property.

48 Cygnet Court
Timothys Bridge Road
Stratford Upon Avon
CV37 9NW

ehB Reeves for themselves and for the seller/lessor of this property who agents they are give notice that 1. These particulars do not constitute any part of an offer or a contract. 2. All statements contained in these particulars are made without responsibility on the part of the agent(s) or the seller/lessor. 3. None of the statements contained in these particulars are to be relied upon as a statement or representation of fact. 4. Any intending buyer or tenant must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 5. ehB Commercial does not make or give nor any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property.

48 Cygnet Court
Timothys Bridge Road
Stratford Upon Avon
CV37 9NW



ehB Reeves for themselves and for the seller/lessor of this property who agents they are give notice that 1. These particulars do not constitute any part of an offer or a contract. 2. All statements contained in these particulars are made without responsibility on the part of the agent(s) or the seller/lessor. 3. None of the statements contained in these particulars are to be relied upon as a statement or representation of fact. 4. Any intending buyer or tenant must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 5. ehB Commercial does not make or give nor any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property.