Tenant Incentives Available - Enquire Below

bigredrecruitment



To Let On New Lease First Floor Offices

52

1,176 sq.ft (109 sq.m)

52 Cygnet Court, Timothys Bridge Road, Stratford Enterprise Park, Stratford-upon-Avon, CV37 9NW

Accommodation

The offices are within a 2-storey, end of terrace office building benefitting from triple aspect windows and 4 car parking spaces. Accommodation at first floor level measures 1,176 sq ft. There are also ladies and gents WCs and a kitchen facility located at ground floor level.

Specification

24 Hour Access

Carpeted Throughout

LED Lighting

Kitchen Facility

Double Glazed

Electric Storage Heaters

Triple Aspect Windows

Intruder & Fire Alarms

Location

Unit 52 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.

SAT NAV: CV37 9NW /// pages.family.angle

Somerset House Clarendon Place Royal Leamington Spa CV32 5QN

For viewing arrangements, contact:

Sam Hain 01926 888181 sam@ehbreeves.com/ehbreeves.com

Tenure

New flexible full repairing lease for a minimum term of three years.

Rates

The rateable value for the

Each party will be responsible

Service Charge

There is an estates service charge levied for the

maintenance and upkeep

of the communal grounds.

current year is: £13,250

Legal Costs

for their own legal costs

associated with this

transaction.

Services

Mains electricity, water and drainage are connected to the property.

EPC C (74)

Planning

Class E (Business)

Rent

First Floor - £16,450 per annum (exclusive)

(£1,371 per calendar month)

VAT

VAT is applicable.





ehB Reeves for themselves and for the seller/lessor of this property who agents they are give no- tice 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 offact. 4. Any intending buyer or thenant must satisfy themselves by inspection or otherwise as to be relied upon as a statement or representation of the varianty whatsoever in relation to this property.

