

First Floor Crown Buildings  
Alcester Road  
Stratford Upon Avon  
CV37 9BU

ehB  
COMMERCIAL



## CONTACT

# To Let On New Lease

First Floor Office Accommodation

- Total net floor area of 5,153 Sq Ft (479 Sq M)
- Central Location Close to Railway Station
- Adjacent to Retail Park and Town Centre Amenities
- On site Car Parking for 21 Cars
- Available Immediately
- Alternative uses will be considered

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**Location**

The Crown buildings are located in Central Stratford Upon Avon, the historic Market town in South Warwickshire. Situated within 7.5 miles of junction 15 of the M40 Motorway, 27 miles south East of Birmingham and Birmingham International Airport and 100 miles from central London. The Crown Buildings are within a 5 minute walk of Stratford rail station.

**Description**

The building comprises the larger part of a two story office building with the accommodation available situated at first floor level. The property is a traditional brick built structure with concrete floors throughout. Built in the 1970s., the T shaped structure provides a mixture of open plan and cellular offices off a central core.

The specification includes:

- Carpet tiled flooring
- Neutrally decorated walls
- Gas fired central Heating
- Single glazed aluminium sash windows
- Suspended Ceiling
- Cat II Lighting

**Accommodation**

The accommodation available comprises the following:-

Entrance foyer to central core and stair access to first floor.

**FIRST FLOOR**

- Total net floor area 5,153 sq.ft. (479 sq.m)
- Ladies and gents w.c.s
- Board room and 5 meeting rooms
- Canteen and cleaners store

**OUTSIDE**

21 Car parking spaces are allocated with the demise.



### Services

Mains gas, electricity, water and drainage are all connected

### Planning

B1 (a) Offices. The ground floor occupier has recently successfully achieved a planning change in use to D1 Non-residential Institution.

### Tenure

The accommodation is to be let subject to an occupation lease for a term up to April 2021. The lease will effectively be drawn on a full repairing and insuring basis. The lease will be contracted outside of the Landlord and Tenant act 1954

### Rent

£45,000 per annum. This rent is exclusive of rates, vat and service charge.

### Rates

The rateable value for the current year is based on a rate £65/sq.m. for offices. The building is currently rated as one and will need to be rerated to reflect the agreed split.

### Service Charge

A service charge will be levied to cover a fair proportion of cost, split on a pro rata basis, associated with the maintenance, repair and decoration of the exterior and common areas, grounds maintenance and the costs of utilities to the building.

### EPC

E 112

### Legal Costs

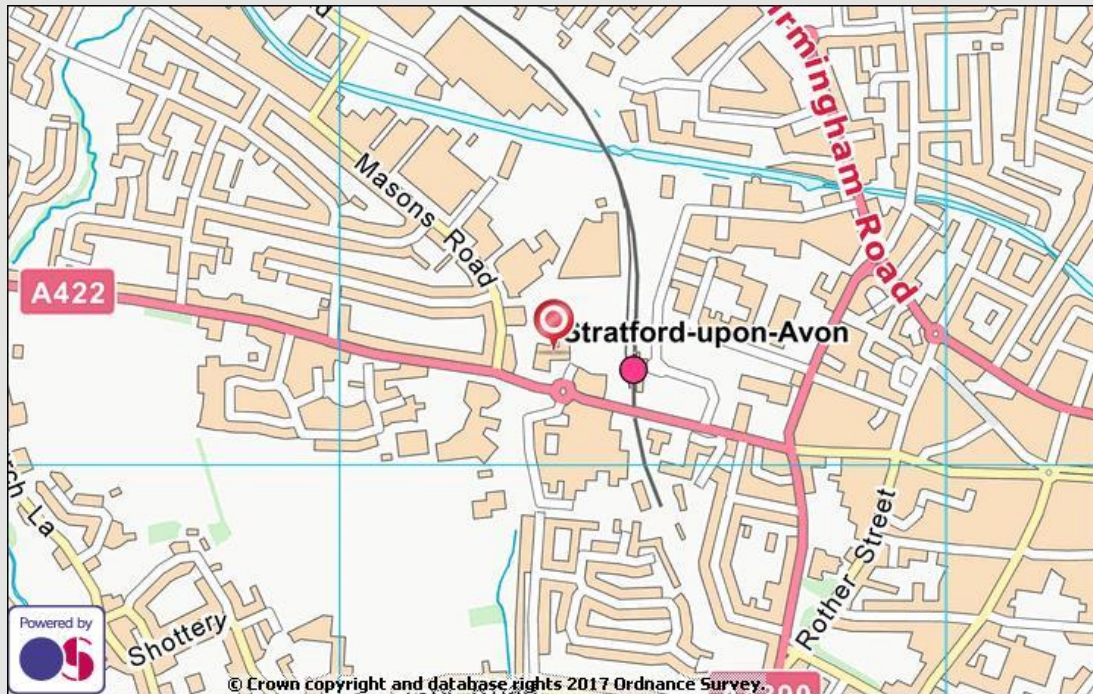
Each party will be responsible for their own legal costs on this transaction.

### Viewing

By appointment with the sole letting agent ehB Reeves 01926 888181



## Location Map



## Floor Plan

