

Crown Buildings
Alcester Road
Stratford Upon Avon
CV37 9BU

ehB
COMMERCIAL



PrimeTown Centre Offices To Let

- Central Stratford Upon Avon
- Available as One or Floor by Floor
- From 4,800 sq.ft to 9,953 sq.ft
- Central Location 5 Minute Walk to Railway Station
- 10 minute walk to PrimeTown Centre
- Close to Town Centre Amenities
- On site Car Parking

CONTACT

Mr Simon Hain

01926 880431

simon.hain@ehbcommercial.com

ehB Commercial

Somerset House

Clarendon Place

Royal Leamington Spa

CV32 5QN

t: 01926 888181

f: 01926 888018

e: info@ehbcommercial.com

www.ehbcommercial.com

Chartered Surveyors

Commercial Property Advisors

Commercial Property Agents



Location

The Crown buildings are located in Central Stratford Upon Avon, the very well known 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 & Accommodation

The building comprises the larger part of a two story contemporary office building, 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 windows are of single glazed aluminium sash units. The specification includes suspended ceilings through out the main, Cat II lighting, carpets and gas fired central heating. The offices will be let with 40 car parking spaces.

Heating to the building is a gas fired radiator system. The building is fitted with both fire and intruder alarms.

The accommodation available comprises the following:-

Entrance foyer to central core and stair access to both floors.

GROUND FLOOR

Total net floor area 4,800 sq.ft. (446 sq.m) to include
Open plan offices, Board room, comms room and 4 meeting rooms and 2 store rooms
Ladies and gents w.c.s

FIRST FLOOR

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

OUTSIDE

40 Car parking spaces are allocated with the entire demise and will be allocated if split.

Services

All mains services are connected to the building

Planning

B1 (a) Offices

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 sections 24-28 of the Landlord and Tenant act 1954.

Rent

£8.75 per sq.ft. per annum. This rent is exclusive of rates, vat, service charge and all other outgoings.

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 costs, split on a pro rata basis, associated with the maintenance, management repair and decoration of the exterior and common areas, grounds maintenance and the costs of utilities to the building.

EPC E112

Legal Costs

Each party will meet their own legal costs.

Viewing

By appointment with the sole letting agent ehB
Commercial 101926 888181



Location Map

