

TO LET

- First floor office premises
- Busy town centre location
- Self-contained with dedicated access
- Extending to 68.01m² (732ft²)

Rent £6,000 pax



23a Wood Street

STRATFORD-UPON-AVON
WARWICKSHIRE
CV37 6JF



23a Wood Street

STRATFORD-UPON-AVON

Location

Stratford-upon-Avon is internationally renowned tourist destination attracting 2.5 million visitors annually.

The town is also a thriving retail centre in its own right with an affluent catchment population in the region of 55,000 people.

The town benefits from excellent road communications being situated close to Junction 15 of the M40 in the heart of the Midlands.

Description

The property comprises a suite of offices in the heart of the town centre. The first floor provides separately accessed office space.

The office benefits from high levels of footfall and passing vehicular traffic making it a highly visible business location. The market place is in close proximity as are a number of the town's bus stops.

The property occupies a good trading location in near to many multiple companies including Fat Face, Debenhams, Thomas Cook, NatWest Bank, Santander and the Nationwide Building

Society. There is ample visitor car parking nearby.

Accommodation

	Sq Ft
First Floor	
Reception	141
W/C	
Office 1	113
Kitchen	51
Office 2	117
Office 3	143
Office 4	167
Total NIA	732

Lease Terms

The premises are available by way of a new full repairing and insuring lease for a 12 year term.

Services & Business Rates

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

Business rates reassessment pending.

Legal costs, VAT & References

The tenant will be responsible for the landlord's legal costs incurred in the grant of a new lease.

VAT is not currently chargeable on the rent.

EPC

Energy Efficiency Rating D.

Viewing

To discuss the property or to arrange a viewing please contact Mark Treadwell.

Mark Treadwell

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Leamington Spa
29 Denby Buildings
Regent Grove
Leamington Spa
CV32 4NY
Tel: **01926 430555**

Kenilworth
9 The Square
Kenilworth
Warwickshire
CV8 1EF
Tel: **01926 857595**

Stratford-Upon-Avon
Morgan House,
58 Ely Street
Stratford-Upon-Avon
Warwickshire, CV37 6LN
Tel: **01789 292310**

Shipston-on-Stour
The Corner House,
Market Place
Shipston-on-Stour
Warwickshire, CV36 4AG
Tel: **01608 661666**

Shipston-on-Stour
1-3 Merstow Green
Evesham
Worcestershire
WR11 4BD
Tel: **01386 414900**

Evesham (Commercial)
6 Abbey Lane
Evesham
Worcestershire
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Exceeding the Standard

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