# 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

**SBK** TL&G
COMMERCIAL

# 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

| First Floor | Sq Ft |
|---|---|
| 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.

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