

**TIM COX
ASSOCIATES**

CHARTERED SURVEYORS

GROUND FLOOR OFFICE SUITE TO LET



GUILD HOUSE GUILD STREET STRATFORD UPON AVON CV37 6RP

- **EXCELLENT OPEN PLAN OFFICE SPACE**
- **TOTAL AREA 991 SQ.FT (92 SQ.M)**
- **2 CAR PARKING SPACES**

MISREPRESENTATION ACT 1967 Tim Cox Associates for themselves that: (i) the particulars are set out as a general outline only for the part of, an offer or contract:(ii) all descriptions, dimensions, reference other details are given in good faith and are believed to be correct but statements or representations of fact but must satisfy themselves by person in the employment of Tim Cox Associates has any authority to make or give any representation or warranty in relation to this property.

Guild Street, Stratford-upon-Avon,
Warwickshire CV37 6QY
Tel: 01789 269444 Fax: 01789 295532
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and for the vendor or lessors of this property whose agents they are, give notice guidance of intending purchasers or lessors, and do not constitute to condition and necessary permissions for use and occupation and any intending purchasers or tenants should not rely on them as inspection or otherwise as to the correctness of each of them: (iii) no

SITUATION Stratford upon Avon is set in the heart of Warwickshire and is one of the largest tourist centre's outside London. Stratford upon Avon has the benefit of direct access to the motorway network by way of Junction 15 of the M40 motorway, which provides access to Birmingham to the North, London to the South and further connections to the National motorway network. The property is situated in the centre of Stratford upon Avon fronting John Street.

ACCOMMODATION The premises comprise a modern three storey brick building with entrance from Guild Street and the rear car park. The offices are fitted out to a good standard and there are separate kitchen and WC facilities.

TOTAL AREA **991 SQ.FT** **(92 SQ.M)**

Please Note: Every effort has been made to ensure the above dimensions and floor areas are accurate. They are in accordance with the R.I.C.S. Code of Measuring Practice. Fittings restricted measurement at the time of inspection. Interested parties should verify these for themselves.

LEASE The premises are available on a new lease for a term of years to be agreed.

RENT £12,500 per annum exclusive.

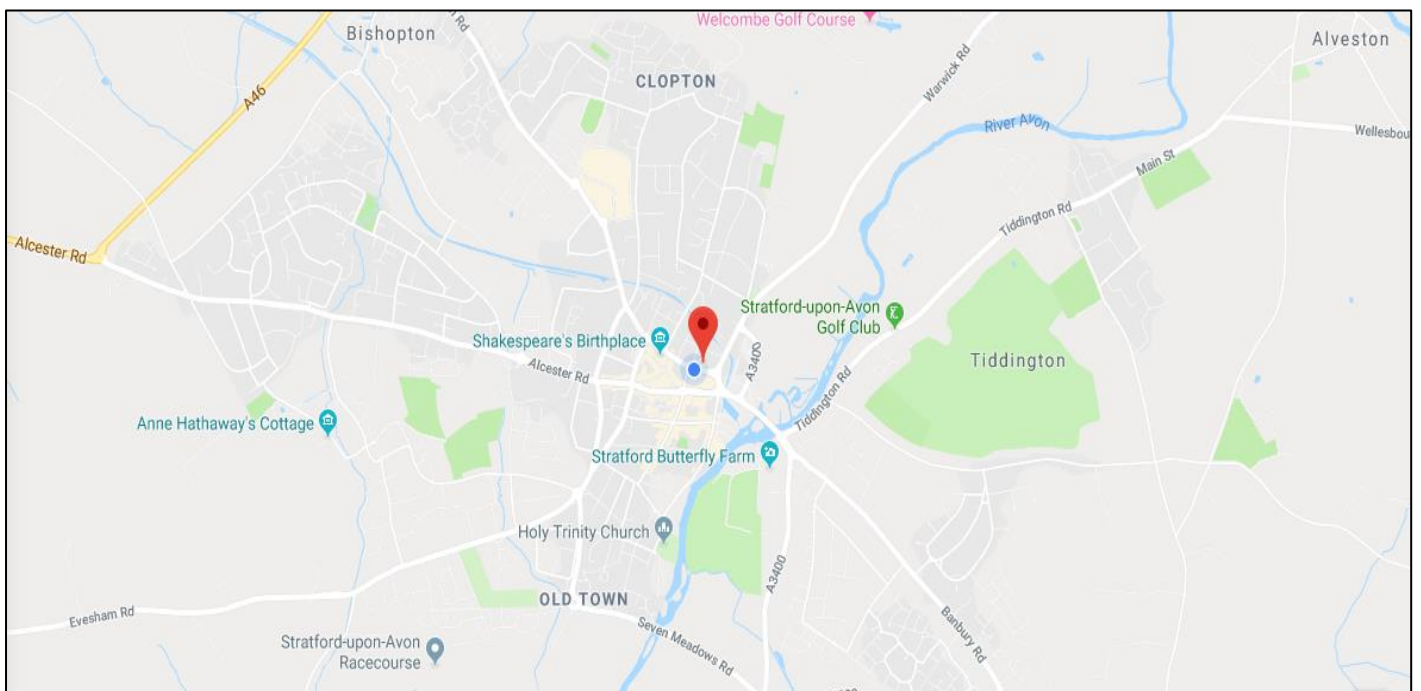
SERVICE CHARGE There is a variable service charge levied by the Landlords to cover the communal areas. This is currently £2,900 per annum approx. A breakdown of these costs are available from the Agents.

RATEABLE VALUE £7,900

Please Note : This office gives no warranty that the rating value supplied and the sums of money expressed as being payable are accurate and the purchaser must rely upon their own enquiries with the Local Authority on 01789 267575.

LEGAL COSTS The ingoing tenant will be responsible for both parties reasonable legal costs incurred in this transaction.

VIEWINGS Strictly by prior appointment with the Letting Agents.



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