

# Prominent Roadside Showroom/Workshop

13-15A Western Road, Stratford-upon-Avon, CV37 0AH

Colliers

To Let



From 2,358 to 14,883 Sq Ft.

- Available as a whole or in part
- Prominent roadside showroom/ workshop units
- Located in a popular trade/industrial/motor trade area
- Built accommodation totals approx. 14,883 sq ft (1,382 sq m) GIA
- Available by way of a new lease

**Charlie Andrews**

Industrial and Logistics  
07902 709533

[Charlie.Andrews@colliers.com](mailto:Charlie.Andrews@colliers.com)

**Daniel Pallett**

Automotive and Roadside  
07874 883074

[Daniel.pallett@colliers.com](mailto:Daniel.pallett@colliers.com)

## Prominent Roadside Showroom/Warehouse

# 13-15A Western Road, Stratford-upon-Avon CV37 0AH

### Location

The subject property is located on the north side of Stratford-upon-Avon town Centre fronting onto Western Road, which is a well-established motor trade destination with nearby occupiers including VW, Honda, Audi and Hyundai all located within a short distance.

Western Road links Birmingham Road and Alcester Road while the town centre is just 0.5 miles away from the subject property.

Birmingham is located just over 25 miles to the north and is easily accessed via the M40. Royal Leamington Spa is approx.12 miles to the east while Worcester is around 25 miles to the west.

Other nearby occupiers include McDonald's, Premier Inn and the Maybird Shopping Park with several national retailers.

### Description

The property comprises two independent industrial units within a shared site available in part or as a whole.

The larger unit (Triumph) is approx.12,525 sq ft (1,163.6 sq m) and comprises a large showroom area spanning the full length of the unit and several workshop areas on the ground floor. Upstairs leads into a retail area on one side and a large storage area with ancillary offices on the other.

Externally there is small secure yard to the front and roller shutter door on the front elevation.

The smaller (Honda) unit is predominantly of brick construction and measures approx. 2,358 sq ft (219.06 sqm). The ground floor comprises mainly showroom accommodation with ancillary storage area to the rear while the first floor provides office space.

### Accommodation

The total approximate area (GIA) is 1,382 sq m (14,883 sq ft)

### Tenure

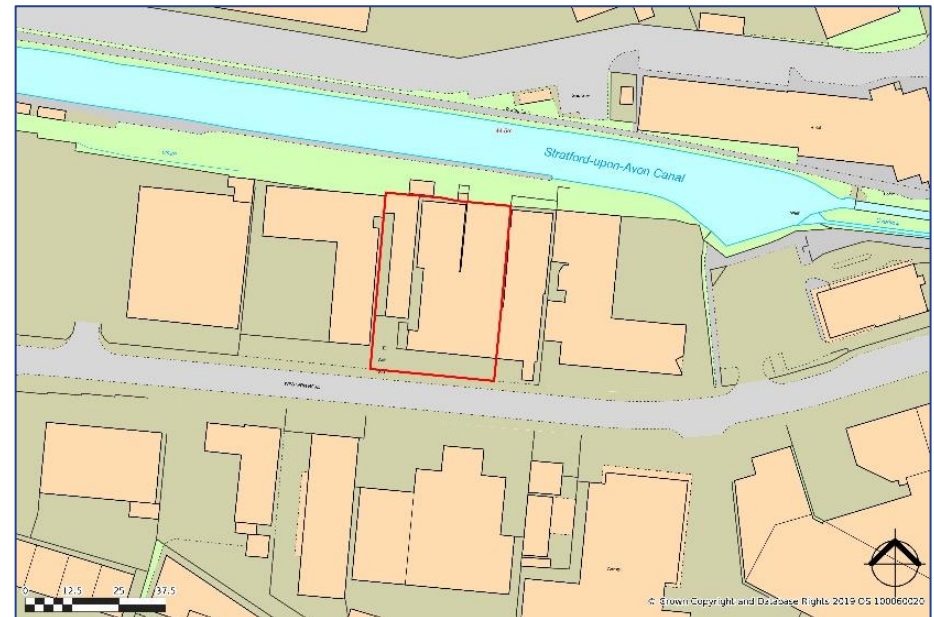
The property is available by way of a new FRI lease on terms to be agreed.

### Business Rates

The unit is assessed for Business rates purposes as follows:

Description: Showroom and premises

Rateable Value : £54,500 (£27,195.50 payable per annum)



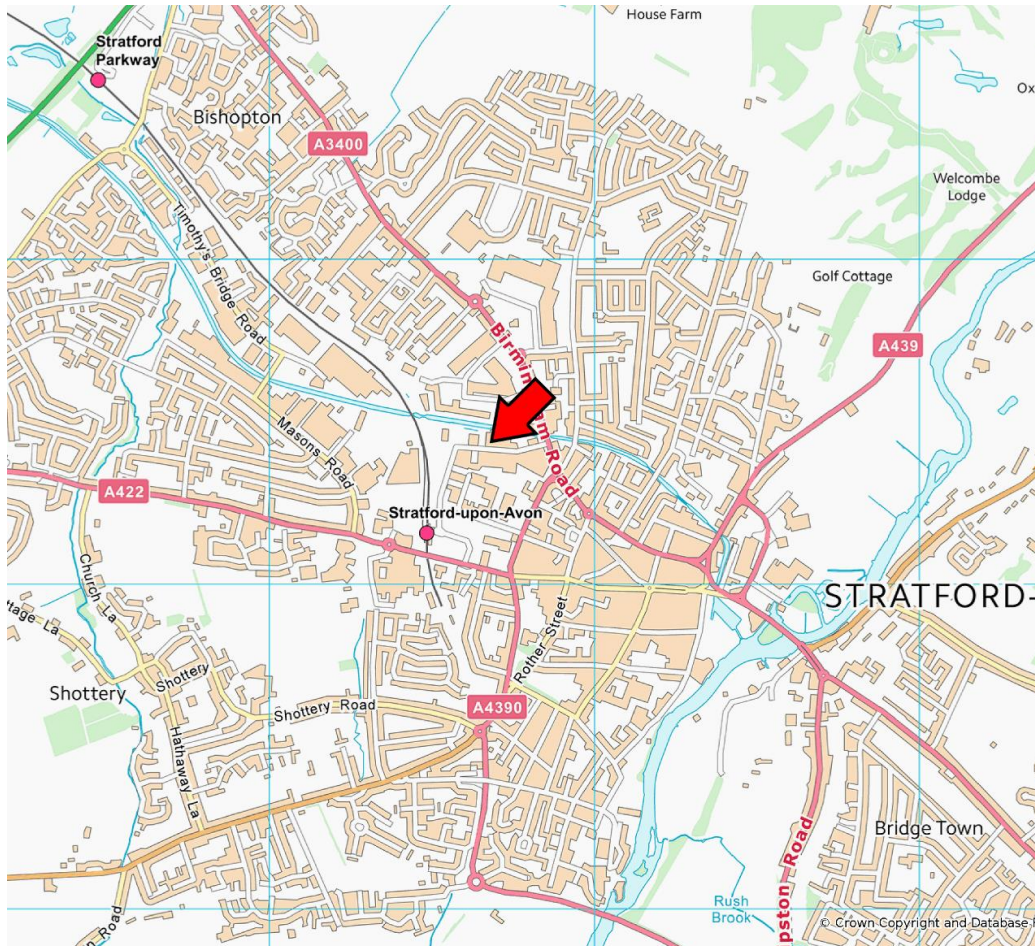
## Prominent Roadside Showroom/Warehouse

# 13-15A Western Road, Stratford-upon-Avon CV37 0AH



## Prominent Roadside Showroom/Warehouse

## 13-15A Western Road, Stratford-upon-Avon CV37 0AH



## Viewing / Further Information

For further information or to arrange a viewing please contact:

**Charlie Andrews**

Industrial and Logistics  
07902 709533  
Charlie.Andrews@colliers.com

**Daniel Pallett**

Automotive and Roadside  
07874 883074  
Daniel.pallett@colliers.com

## Disclaimer

Colliers International gives notice that these particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Purchasers, Lessees or Third Party should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person employed or engaged by Colliers International has any authority to make any representation or warranty whatsoever in relation to this property. (Insert date) Colliers International is the licensed trading name of Colliers Property Advisers UK LLP which is a limited liability partnership registered in England and Wales with registered number OC385143. Our registered office is at 95 Wigmore Street, London, W1U 1FF.