

For Lease

Office



## 4 Grove Business Park

Atherstone On Stour, Stratford-Upon-Avon, CV37  
8DX

**BROMWICH**  
**HARDY**  
024 7630 8900  
[www.bromwichhardy.com](http://www.bromwichhardy.com)

🏠 455 Sq Ft

£ £7,140 Per Annum



## Key Features

- Open plan office with facilities
- Onsite parking
- Easy access to motorway network and local amenities
- Full fibre broadband available



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## Location

Grove Business Park located just 3 miles south of Stratford upon Avon and is close to the main A3400 Stratford upon Avon to Shipston on Stour road. The A46 and A439 give easy access to junction 15 of the M40 (only approximately 10 miles away) for travel throughout the Midlands conurbation as well as to London and the north.

## Description

Front office - 4.8m x 5m (15.7ft x 16.4ft) with velux window and window facing to the front and electric heaters.

Rear office - 2.8m x 4.5m (9.2ft x 14.8ft) with window the side of the property and electric heater. Doors lead to kitchen and WC.

Kitchen - 3m x 1.9m (9.8ft x 6.2ft) with stainless steel single sink and drainer and floor units.

External - Parking is available immediately in front of the unit with ample communal parking on site. There are further commercial units and residential properties nearby.

The Alscot Estate has approximately 100 commercial properties occupied by well established companies ranging from office-based companies such as marketing and exhibition designers and IT consultants to a wide range of light industrial businesses. The private drive leading to Grove Business Park has electric security gates near to the A3400.

## VAT

This property is registered for VAT (Value Added Tax).



**4 Grove Business Park, Atherstone On Stour,  
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With over 250 years  
of combined  
experience, trust  
Bromwich Hardy to  
safeguard your  
commercial property.



Rough Farm

### Service Charge

Electricity and mains water are connected to the property which is served by a septic tank. Water and sewerage will be recharged by the Alscot Estate.

### Legal Costs

The successful applicant will be required to pay the cost of preparing the tenancy agreement in the sum of £150 (plus VAT)

### Viewing

Strictly by appointment with the agent Bromwich Hardy.



### Caine Gilchrist

Contact us with any queries about the property or to book a viewing

**02476 308 900**

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