

For Lease

Office



## Suite 2

Atherstone Barns, Stratford-Upon-Avon, Atherstone  
On Stour CV37 8NE

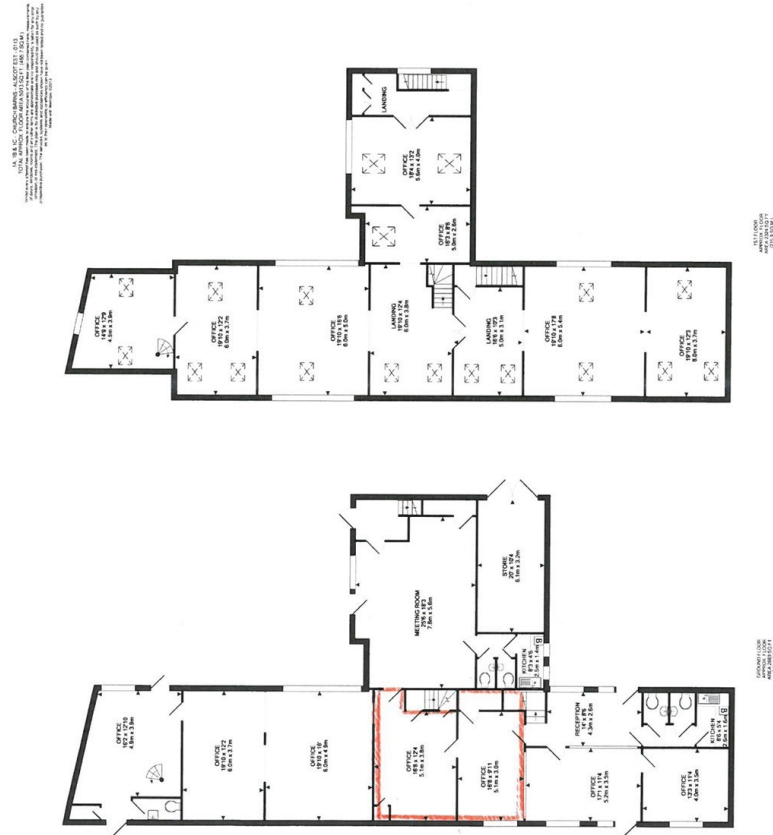
**BROMWICH**  
**ARDY**  
024 7630 8900  
www.bromwichhardy.com

📦 361 Sq Ft

£ £5,940 Per Annum

## Key Features

- Versatile office accommodation in attractive rural location
- Rent inclusive of electricity, water and sewage, building insurance, external repair and maintenance
- On-site parking
- Shared picnic area
- With easy access to motorway network and local amenities
- Full Fibre Broadband available



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## Location

Atherstone Barns is located just three miles south of Stratford upon Avon and is close to the main A3400. The A46 and A439 give easy access to junction 15 of the M40 (approximately 10 miles away) for travel throughout the Midlands conurbation as well as to London and the north.

There is ample parking and easy access for deliveries to the office. This letting offers you an office within easy reach of the region's business centres but has none of the downsides of a city or town location.

## Description

The building is split into four suites which give flexibility to create areas of varying sizes to suit individual needs. Suite 2 comprises two ground floor offices, edged red on the attached plan. There is access to the communal reception, kitchen and toilets. On-site parking is available and Rent inclusive of electricity, water and sewage, building insurance, external repair and maintenance

## Tenure

### Rent and Lease

The property is available on commercial business tenancy. The leases will be for a period of time, in excess of 12 months, to be negotiated for a monthly rent of £495 pcm plus VAT.

### Deposits

Before commencement of the tenancy and, in addition to the initial month's rent, the tenant will be required to deposit a sum equivalent to two months' rent, known as a security deposit. This sum will be credited to the tenant's account at the end of the tenancy, less any rental arrears or accrued dilapidations which may be due at the expiry of the tenancy.



## VAT

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



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With over 250 years  
of combined  
experience, trust  
Bromwich Hardy to  
safeguard your  
commercial property.



### Service Charge

Service Charge of £160 per calendar month plus VAT.

### Legal Costs

Each party is to bear their own legal and surveyors costs incurred in this transaction.

### 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**  
**07806 767 073**  
[caine.gilchrist@bromwichhardy.com](mailto:caine.gilchrist@bromwichhardy.com)



#### Charlie Glover

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

**024 7630 8900**  
[charlie.glover@bromwichhardy.com](mailto:charlie.glover@bromwichhardy.com)



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02476 308900 [office@bromwichhardy.com](mailto:office@bromwichhardy.com) [www.bromwichhardy.com](http://www.bromwichhardy.com)