

Tenant Incentives Available - Enquire Below



ehB
Reeves
commercial property experts

To Let On New Lease

First Floor Offices

1,176 sq.ft (109 sq.m)

52 Cygnet Court, Timothys Bridge Road, Stratford Enterprise Park, Stratford-upon-Avon, CV37 9NW

Accommodation

The offices are within a 2-storey, end of terrace office building benefitting from triple aspect windows and 4 car parking spaces. Accommodation at first floor level measures 1,176 sq ft. There are also ladies and gents WCs and a kitchen facility located at ground floor level.

Specification

24 Hour Access

Carpeted Throughout

LED Lighting

Kitchen Facility

Double Glazed

Electric Storage Heaters

Triple Aspect Windows

Intruder & Fire Alarms

Location

Unit 52 Cygnet Court is located approximately 2 miles to the north west of Stratford upon Avon town centre providing excellent network links to the A46, and subsequently the M40. It is situated less than half a mile away from Stratford Parkway station and approximately 1.5 miles away from Stratford Station.

SAT NAV: CV37 9NW  pages.family.angle



Somerset House
Clarendon Place
Royal Leamington Spa
CV32 5QN

For viewing arrangements, contact:

Sam Hain 01926 888181

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Tenure

New flexible full repairing lease for a minimum term of three years.

Services

Mains electricity, water and drainage are connected to the property.

EPC C (74)

Planning

Class E (Business)

Rent

First Floor - £16,450 per annum (exclusive)

(£1,371 per calendar month)

VAT

VAT is applicable.

Rates

The rateable value for the current year is: £13,250

Legal Costs

Each party will be responsible for their own legal costs associated with this transaction.

Service Charge

There is an estates service charge levied for the maintenance and upkeep of the communal grounds.

