

westbridge

COMMERCIAL

TO LET

## MODERN OFFICE PREMISES



1st & 2nd Floor, Kings House, 2-4 Elm Court, Stratford-Upon-Avon



Richard Johnson



Sophie Portwood



01789 415628



richard@westbridgecommercial.co.uk



www.westbridgecommercial.co.uk

- 4,281 sq ft (391.47 m<sup>2</sup>) NIA
- Available as Whole or Two Separate Floors
- Gated Private Development
- Due to be Refurbished
- £60,000 pa + VAT (as a whole)

# 1st & 2nd Floor Kings House, 2-4 Elm Court, Stratford-Upon-Avon, CV37 6PA

## Location:

Heading from the West into Stratford Upon Avon on the Birmingham Road, at the cross roads where Birmingham Road meets Arden Road turn right and Elm Court is the first turning on your left hand side. Enter the opening within the building frontage and continue down the ramp to the private car park.

## Description:

The property forms part of a gated court yard development and can be accessed via Arden Road or via the Birmingham Road. The office is accessed via a well kept block paved car park which leads to the front door of the building. Via the front door is a lobby area with access to a DDA WC facility as well as the lift and stair case.

At first floor level there are three toilet facilities off the hall way that serve this floor and a lockable door to the first floor offices. The first floor office is open plan and wraps around the core lift shaft with dual aspect windows to the front and rear elevation. There is a data network installed and lots of 13 amp double sockets in the perimeter trunking around the walls.

At the second floor level there is once again an open plan office with dual aspect windows front and rear, a further three toilets that serve this floor as well as the lift facility. There is a large office/break out room with fitted kitchen and main open plan office area.

The office is about to be refurbished with new carpets, redecoration, air conditioning servicing, new LED light fittings within the suspended ceilings, electrical testing, fire alarm testing, external timber repairs & redecoration and the exterior roof will be cleaned. The office has its own kitchen and break out room as well as a storage cupboard.

Externally both floors have parking allocation but the office is also just a 5 minute walk from Stratford Upon Avon train station which has regular service into Birmingham Moore Street Station. The property is also approximately 8.5 miles from junction 15 of the M40 motorway.

The building could be let as two floors or per floor dependant on occupiers requirements.

## Floor Area:

1st Floor  
2,133 sq ft (198.19 m2) NIA

2nd Floor  
2,148 sq ft (199.55 m2) NIA

Total Net Internal Area (NIA) is 4,281 sq ft (391.47 m2)

## Price:

£60,000 Per Annum + VAT (as a whole)

## Tenure:

New Lease Available

## Service Charge:

Service Charge for the current year (2026) is £17,655.61 pa (for both floors)

## Rates Payable:

The rates payable are calculated as a multiplier of the rateable value. If the rateable value is £12,000 or less, small businesses may be entitled to 100% rates relief providing the property is their only business premises. Any interested applicants should contact the local authority and verify the multiplier and check if any rates relief is available for their business.

## Rateable Value

1st Floor = From 1 April 2026 = £30,500

2nd Floor - From 1 April 2026 = £31,250, source: [www.voa.gov.uk](http://www.voa.gov.uk)

## Insurance:

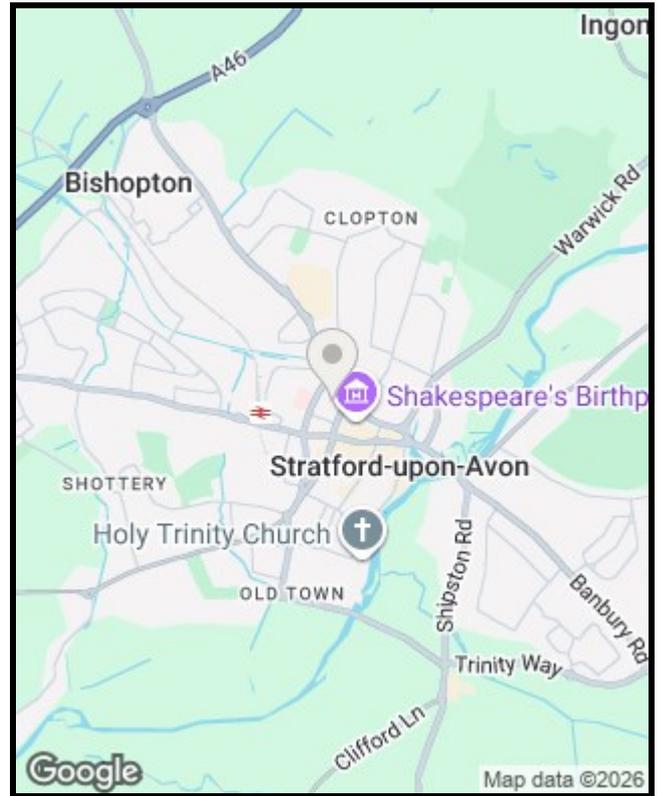
Standard commercial terms are that the landlord insures the building and the tenant pays the landlord the cost of the buildings insurance annually. The tenant will be responsible for insuring their own stock, content and liabilities.

## Legal Costs & Holding Deposit:

Each party pays their own legal costs. The landlord may request a holding deposit of £1000 once terms are agreed this will be deducted off the first payment of rent.

## Deposit:

The landlord may ask the tenant to provide a deposit, this is typically the equivalent of three months worth of rent but could change and is subject of the tenant's financial status.



## VAT:

Value Added Tax at the prevailing rate is applicable on all costs shown in these particulars apart from business rates.

## EPC:

The Energy Performance Rating of the property is = B.  
A full copy of this report is available from the agent's office upon request.

## Viewing:

Viewing strictly by prior appointment with sole agent:

## Richard Johnson:

Westbridge Commercial Ltd  
1st Floor Offices  
3 Trinity Street  
Stratford Upon Avon  
CV37 6BL  
Tel: 01789 415 628  
[richard@westbridgecommercial.co.uk](mailto:richard@westbridgecommercial.co.uk)

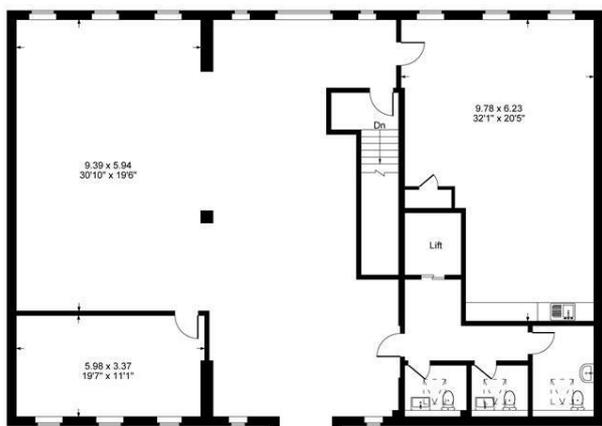
## GDPR:

You have requested a viewing of a property and therefore we will require certain pieces of personal information from you in order to provide a professional service to you and our client. Should you wish to take up a tenancy the process will involve collecting personal information about you or your company which will need to be shared with our client and Credit Safe or other credit referencing agencies. We will not share this information with any other third party without your consent. More information on how we hold and process your data is available on our website [www.westbridgecommercial.co.uk](http://www.westbridgecommercial.co.uk).

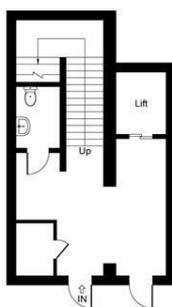


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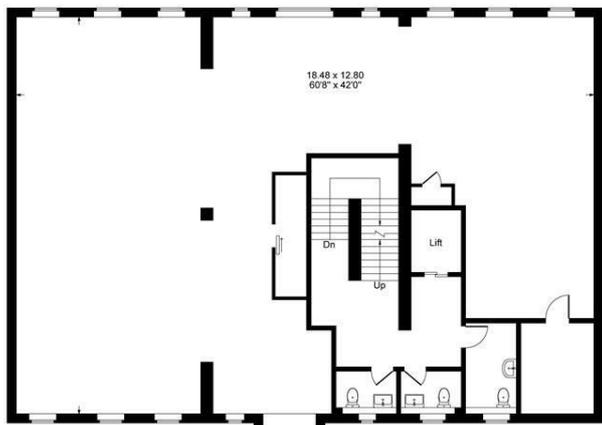
Illustration for identification purposes only, measurements are approximate, not to scale.



Second Floor



Ground Floor



First Floor

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