

MODERN OFFICE PREMISES



Ground Floor Unit 4, The Courtyard, Timothys Bridge Road,
Stratford upon Avon



Richard Johnson



Sephie Portwood



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www.westbridgecommercial.co.uk

- Ground Floor Office
- Windows on Three Elevations
- Air Conditioning Unit
- £10,600 pa + VAT

Ground Floor, Unit 4 The Courtyard, Timothys Bridge Road, Stratford-Upon-Avon, CV37 9NP

Location:

Located off Timothy's Bridge Road with easy road access to the A46 and M40 at junction 15. The property is also located within walking distance of the town with a present canal side walk into the town via the towpath or pavement. Timothy's Bridge Road also is on the main bus route with regular buses into and out of the Town.

Description:

The office is accessed off the main ground floor entrance hall which houses a disabled access toilet facility. The office has its own lockable door which leads into the main open plan room with windows on three elevations. The room has suspended ceiling tiles, with lighting panels in the ceiling, central heating radiator, air-conditioning unit, carpet tile and various power points. Off the main office is the kitchen area which has base units with a space for a fridge, sink with hot and cold water and wall cupboards. From the main office area is a board room with clear screen walls with internal blinds. The room is set up for a meeting room with digital display on the wall (not included) and a window to the one elevation. Off this room is a storage cupboard with sink and water supply.

The building has three external allocated parking spaces and Stratford park and ride car park is a 5 minute walk away where further parking is available.

Floor Area:

Net Internal Area (NIA) is 759 sq ft (70.60 m2)

Price:

£10,600 Per Annum

Tenure:

New Lease Available

Service Charge:

£267.19 per quarter (£1068.76 per year - 2026). Subject to annual review by the management company.

Rateable Value

1 April 2026 = £9,700, source: www.voa.gov.uk.

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.

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 = C.

A full copy of this report is available from the agent's office upon request.



Viewing:

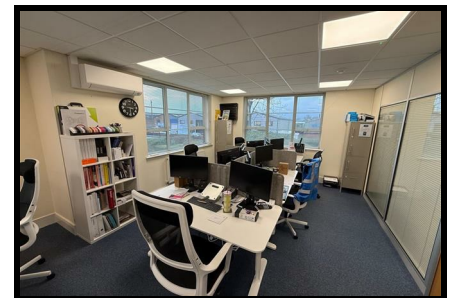
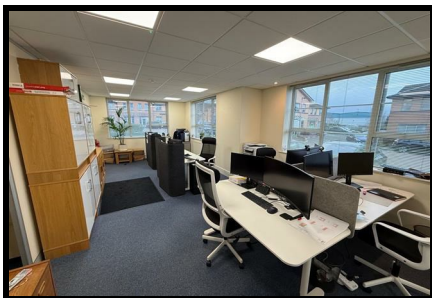
Viewing strictly by prior appointment with sole agent:

Richard Johnson:

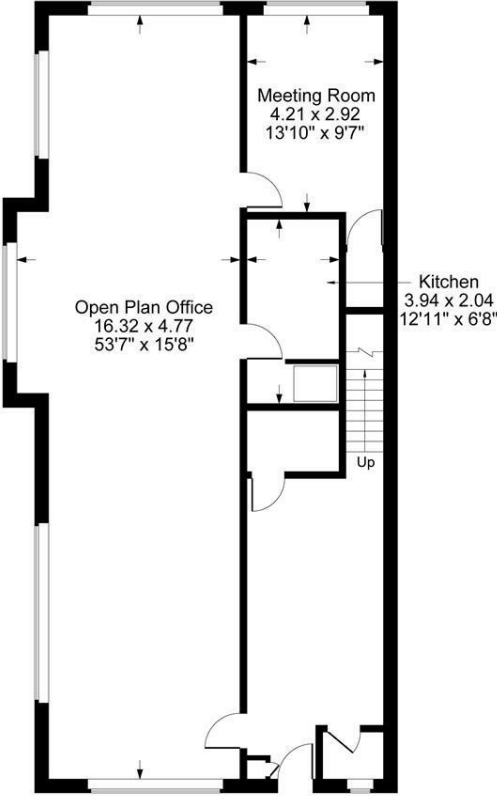
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GDPR:

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.



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Ground Floor

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