

To Let (may sell)
Self-contained modern office building



Unit 13 The Courtyard, Timothy's Bridge Road, Stratford upon Avon, CV37 9NP

Total net internal floor area 2,835 sq ft (263 sq m)

- High quality self-contained office building
- Fitted out
- 9 car parking spaces

For further information please contact:

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Location

The Courtyard office park is situated midway along Timothy's Bridge Road, approximately 1 mile to the north west of Stratford upon Avon Town Centre. Timothy's Bridge Road links directly to the A46 Stratford Bypass with Junction 15 of the M40 motorway approximately 6 miles distant. Stratford upon Avon Railway Station is just under a mile away.

Description

The Courtyard is a modern development of high quality, self-contained offices. Timothy's Bridge Road is a very well established business location. The Courtyard provides occupiers with a secure landscaped environment situated close to the excellent amenities at Maybird Centre which includes Tesco, B&Q, WH Smith and Boots all within a short drive.

Accommodation

	Sq Ft	Sq M
Ground floor	1,393	129
First floor	1,442	134
Total	2,835	263

Specification

- Comfort cooling
- LG3 compliant lighting
- Fully accessible raised access flooring
- Secure landscaped environment with CCTV
- Park and ride car park ½ mile distant and park and ride bus stop directly outside the development

Car Parking

There are 9 on site car parking spaces provided with the property.

Tenure

Unit 13 is available to rent on a new fully repairing lease for a period of 5 year lease (or multiples thereof). The freehold interest may be available, please ask the joint agents for more information.

Rental

Upon application.

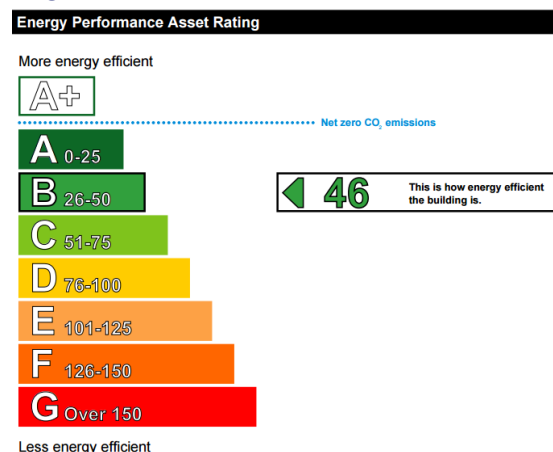
Estate Charge

The ingoing tenant will be responsible for paying an estate charge to the management company for the upkeep, insurance and maintenance of The Courtyard development.

Rates

The ingoing tenant will be responsible for the payment of business rates direct to the Local Rating Authority.

EPC



Legal Costs

Each party is to be responsible for their own legal costs.

Viewings

Strictly by prior appointment with the joint agents

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