

westbridge

COMMERCIAL

TO LET

OFFICE PREMISES



Second Floor Offices, 14/15 Rother Street, Stratford Upon Avon

-  Richard Johnson
-  Sephie Portwood
-  01789 415628
-  richard@westbridgecommercial.co.uk
-  www.westbridgecommercial.co.uk

Sizes from 155 sq ft (14.14 m2)  
Second Floor Offices  
Use Of Common Kitchen & Toilets  
Centre of Stratford upon Avon  
Prices from £3,500 - £4,850 pa + VAT

# Second Floor Offices, 14/15 Rother Street, Stratford Upon Avon, Warks, CV37 6LU

## Location:

Located on Rother Street in the heart of Stratford upon Avon with pedestrian access to the front of the building via the main entrance hall as well as rear access to the Rother Street carpark.

## Description:

There are three separate office rooms available to let on the second floor of this historic building. Each room is self contained and has its own lockable front door and the use of the common toilets and kitchen facilities. The breakdown of office accommodation is as follows:

**Office 5** - 155 sq ft (14.14 m<sup>2</sup>) this office has a single sash window to the front of the building, is carpeted underfoot, has two lights and intercom system and a radiator. The office measures approximately 4.65m x 3.10m and is ideal for two to three desks. The office is vacant and ready for occupation.  
Available at £3,500 pa + VAT (includes service charge).

**Office 6** - A self contained office measuring 234 sq ft (21.83 m<sup>2</sup>) has two sash windows to the front, two radiators, a shelving unit, various 3 amp sockets, 4 lights overhead and carpeted floor. The office has the potential of one desk which is currently in situ or this could be removed if not required. The office measures approximately 4.99m x 3.90m.  
Available at £6,600 pa + VAT (includes service charge).

**Office 7** - Consists of two inter-joining rooms, both of which have their own front lockable doors. This office is located to the rear of the building off the main second floor hallway. Office A within Office 7 is ideal for a meeting room or separate Directors office and has two windows, one radiator, its own entrance door and double doors into the second office. This room measures approximately 2.99m x 3.66m. Office B within Office 7; which is the main room, has one window, one radiator, its own door, various 13 amp sockets and a small side window. This room measures approximately 3.34m x 3.26m.  
Available at £4,850 pa + VAT (includes service charge).

## Tenure:

New lease available.

## Service Charge:

Included in the rent.

## Rateable Value

No ratings currently listed. Source: [www.voa.gov.uk](http://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:

An Energy Performance Certificate is not applicable as the building is listed.

## Viewing:

Viewing strictly by prior appointment with sole agent:

## Richard Johnson

Westbridge Commercial Ltd  
1<sup>st</sup> 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).

