



Wareing & Company
Commercial Property Experts

TO LET

Modern serviced
office suites
available from 12
months upwards.



The Mansley Business Centre, Timothy's Bridge Road,
Stratford-upon-Avon, CV37 9NQ

Suites of 632 sq ft to 1,285 sq ft
(58.71m² to 119.38 m²) **(or more if combined)**



Property Highlights

- » Modern office suites available from 12 months upwards.
 - » Manned reception, telephone system / answering service and meeting room.
 - » Onsite parking.
 - » Easy access to Stratford Parkway Railway Station, Town Centre and A436 Bypass leading to J15, M40 Motorway.
 - » Straight forward occupation agreement to provide quick access.
 - » Potential for Small Business Rate Relief to be claimed (if eligible).
-



Location

Timothy's Bridge Road occupies an excellent location just off the A3400 and the A46 which leads to Junction 15 of the M40 Motorway, approximately 6 miles distant, providing links to the Midlands national motorway network.

The Business Centre is approximately 1.5 miles to the northwest of Stratford Upon Avon Town Centre with the Maybird Retail Park within ½ mile including occupiers such as Tesco, Boots, B&Q and WH Smith, amongst others.

The immediate vicinity includes three courtyard office schemes, children's day nursery and a headquarters office building together with two modern warehouse / retail units and various other office and warehouse premises. The Park & Ride facility and Stratford Parkway are approximately ¼ of a mile from the Business Centre, with a bus stop directly outside the building.



Accommodation

Space	sq ft	sq m
Unit 2	632	58.71
Unit 22/23	1,285	119.38

Available End of September

Space	sq ft	sq m
Unit 10	1,100	102.19
Unit 11	690	64.10
Unit 17	550	51.09

Costs

Space	Rent (per Calendar Available month Incl. VAT)	
Unit 2	£995	Now
Unit 22/23	£1,850	Now

(Interconnecting units)

Description

Specification Includes:

Manned reception with telephone answering service (9am-4pm Monday to Friday) and meeting room facility. Accessible 24/7.

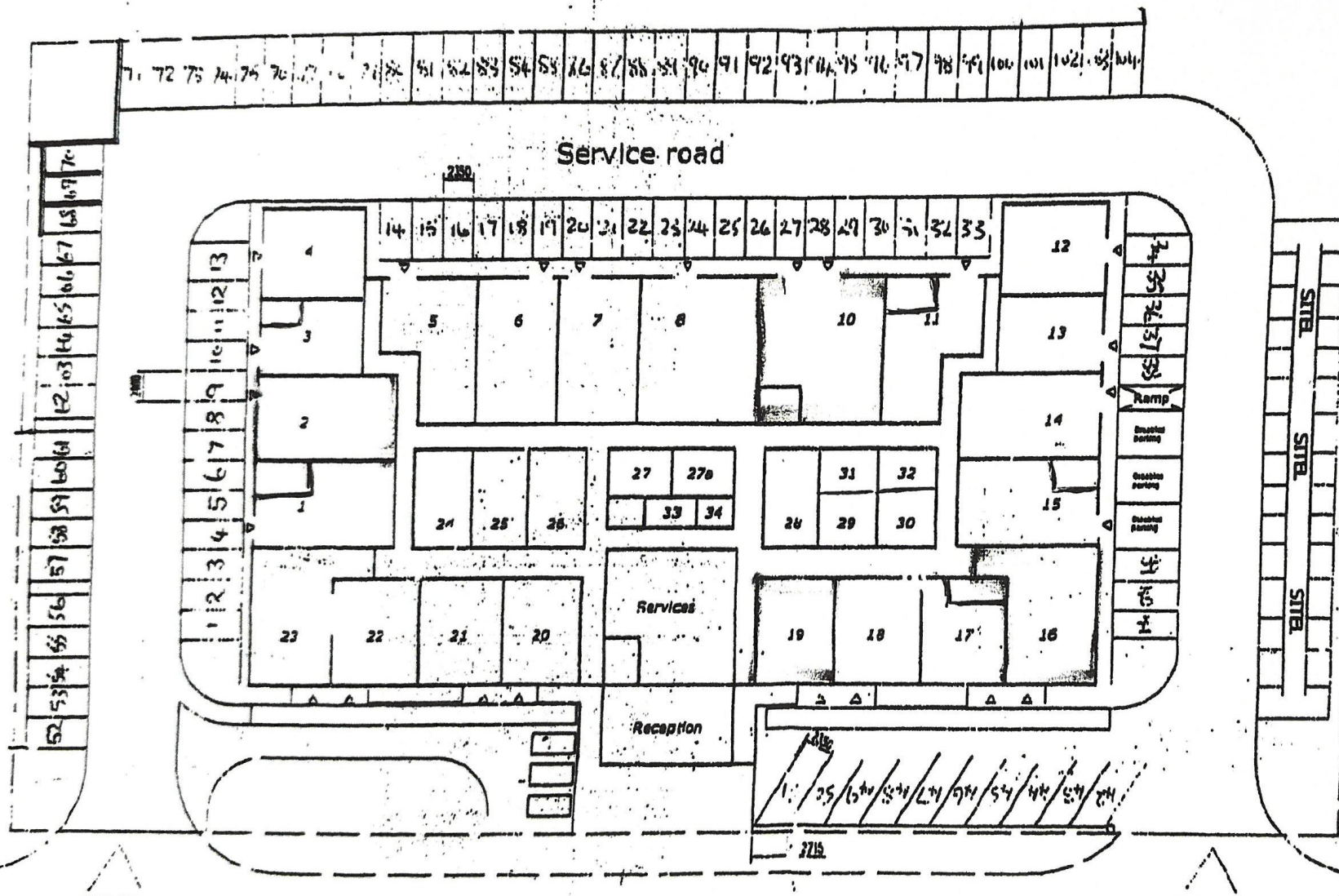
Solid floors with carpet or laminate covering, suspended ceilings with fluorescent lighting and three compartment trunking for IT, telecoms and electric.

Communal separate ladies and gents WCs (with shower in each) and kitchen.

Allocated parking to each suite in private car park. Visitor car parking also available.



VISITORS





Wareing & Company



Deposit

A deposit of (TBC) will be required.

Legal Costs

Each Party will meet their own legal and professional costs.

VAT

The property is elected for VAT purposes.

Anti Money Laundering

The Money Laundering Regulations require us to conduct checks upon all Purchasers including Tenants. Prospective Purchasers will need to provide proof of identity and residence. For a company any person owning more than 25% must provide the same.

Arrange a viewing

Strictly by prior arrangement with the sole agent.



Jonathan Blood MRICS

01926 430 700

07736 809 963

jon@wareing.co

Wareing & Company

38 Hamilton Terrace,
Holly Walk, Leamington Spa
Warwickshire CV32 4LY

Email: info@wareing.co

Wareing & Company for themselves and for the seller/lessor of this property who they are agents, give notice that 1. These particulars do not constitute any part of an offer or a contract. 2. All statements contained in these particulars are made without responsibility on the part of the agent(s) or the seller/lessor. 3. None of the statements contained in these particulars are to be relied upon as a statement or representation of fact. 4. Any intending buyer or tenant must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 5. Wareing & Company does not make or give nor any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property.

