

TO LET

15 Warwick Road

Stratford Upon Avon • CV37 6YW

- 3 Storey Office Building Plus Basement
- Highly accessible position within easy walking distance of Stratford Upon Avon prime retail core.
- Close to Leisure Centre and
- Generous parking provision (10 spaces).
- Suitable for a wide range of Class E Occupiers.
- Accommodation Available:

Internal Floor Area:

3,869 sq ft (359.4 sqm)

£55,000 per annum exclusive



Location

The property occupies a prime town centre position on the western side of Warwick Road, forming part of Stratford-upon-Avon's inner ring road. This highly accessible location is just a short walk from the Town's key amenities and attractions including; Stratford's prime retail core, Shakespeare's Birthplace and other major tourist attractions, multi storey car parks, hotels and leisure facilities.

This central position makes the building suitable for a wide range of Class E occupiers.

Stratford-upon-Avon benefits from excellent regional and national transport links. The town sits close to Junction 15 of the M40, providing direct motorway access between London and Birmingham.

London Marylebone is accessible in approximately 2 - 2.5 hours by rail via Chiltern Railways. Birmingham Airport is also conveniently located, just a 40-minute drive from the town, enhancing connectivity for national and international visitors.





Description

The property comprises a three-storey office building plus basement, arranged in two distinct sections:

- Front Victorian building – solid brick construction with an ornate façade, pitched slate roof and a largely original internal layout.
- Rear 1990s extension – modern cavity-wall construction with double-glazed fenestration and a predominantly cellular office arrangement.

Internally, the accommodation offers a mix of cellular rooms and larger open-plan offices, providing flexibility for a range of occupier needs.

A programme of light refurbishment is underway, including the replacement of the ground-floor WCs and selective upgrades to finishes. Refurbished areas benefit from LED lighting, with the wider accommodation generally carpeted and neutrally decorated, creating a clean, functional and presentable working environment.

The layout lends itself well to professional services, administrative teams or organisations requiring both private offices and collaborative workspace.

Externally, the property benefits from:

- An attractive front garden
- An enclosed courtyard between the two buildings
- A rear car park for approximately 10 vehicles, accessed via an undercroft driveway and shared side access to Coach House Way

Accommodation	Sq Ft	Sq M
Ground floor (Victorian)	882	81.94
Ground floor (Modern)	406	37.72
First floor (Victorian)	829	77.02
First floor (Modern)	529	49.15
Second floor (Victorian)	486	45.15
Second floor (Modern)	414	38.46
Basement Stores	323	30.00
Total	3,869	359.44



Services

We understand that all mains services are connected to the property however, interested parties are advised to satisfy themselves that this is the case and that they are in good working order. Heating is provided via a gas-fired radiator system with a Potterton boiler located in the cellar. The agents have not tested any apparatus on site and therefore, cannot verify the conditions.

Planning

We understand that the property has the benefit of planning permission for User Class E (Commercial, Business and Service) purposes. Interested parties are advised to make their own enquiries of Stratford District Council Planning Department on 01789 267575.

The property is Grade II Listed and is within a Conservation Area.

Business Rates

Rateable Value: £44750 (2026 List)
Rates Payable: £21,480.00 per annum

EPC

D93 - A copy can be made available upon request.

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.

Lease Terms

The property is available on a new full repairing and insuring lease at a rent of **£55,000 per annum** exclusive of Business rates and all other outgoings.

The property is NOT elected for VAT purposes.

Legal Costs

Each Party will meet their own legal and professional costs.

Viewing Arrangements:

Strictly by prior arrangement with the sole agents:

Jonathan M Blood MRICS
T 01926 430700 • M 07736 809963
E jon@wareing.co

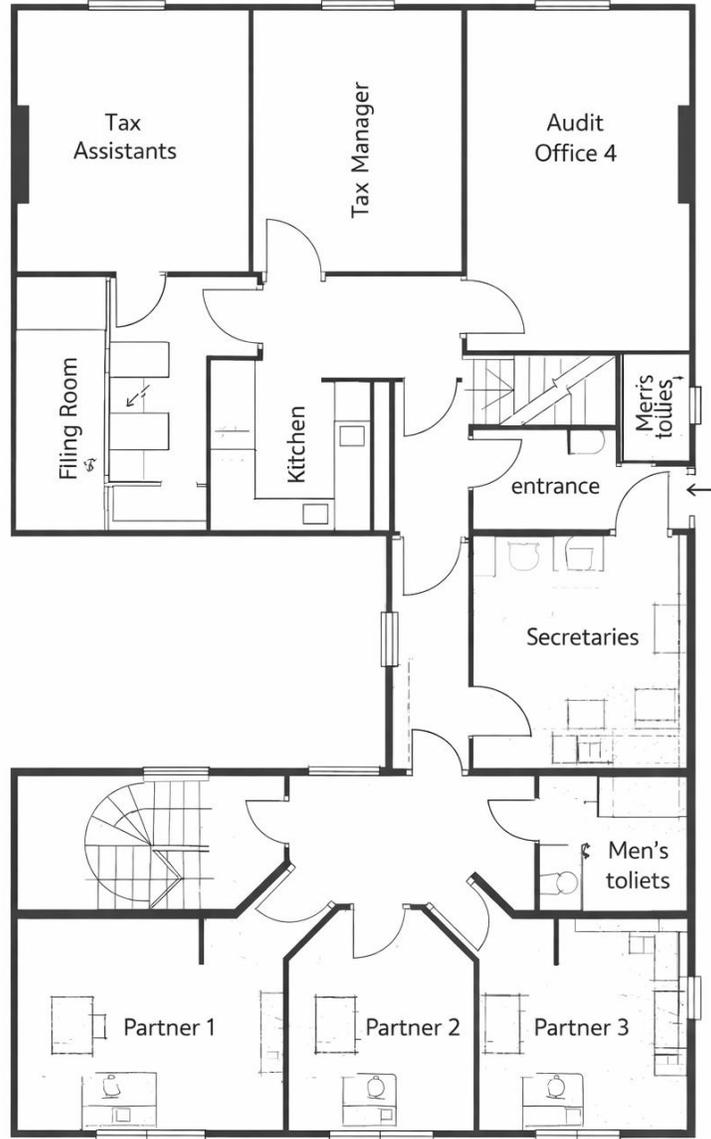
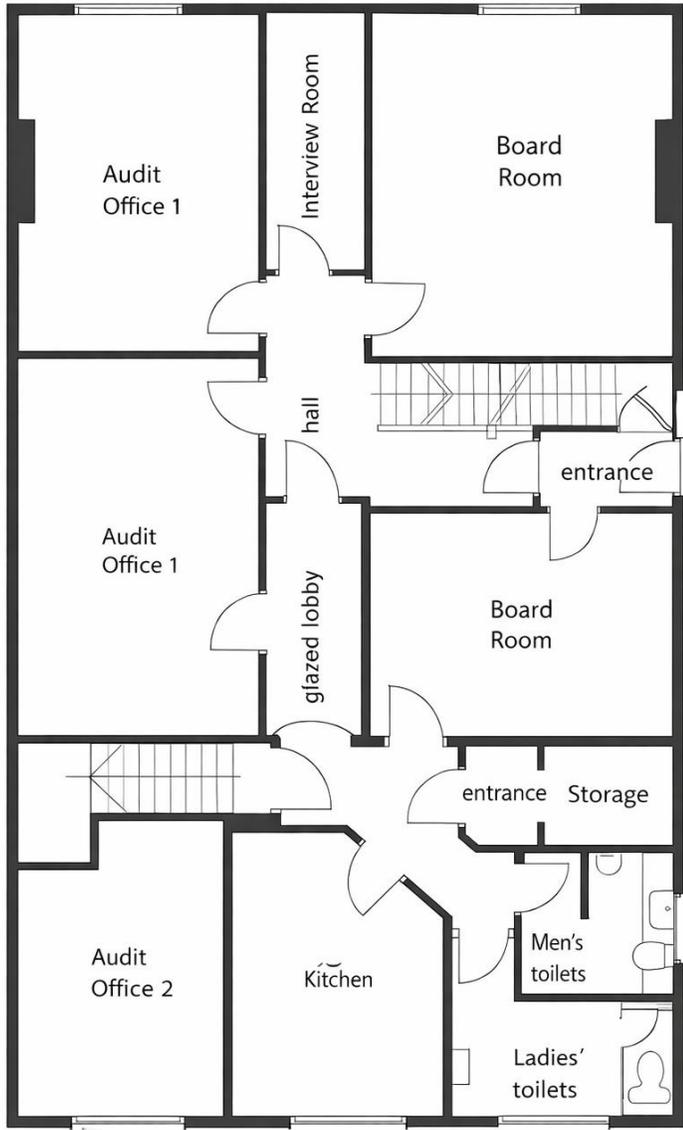


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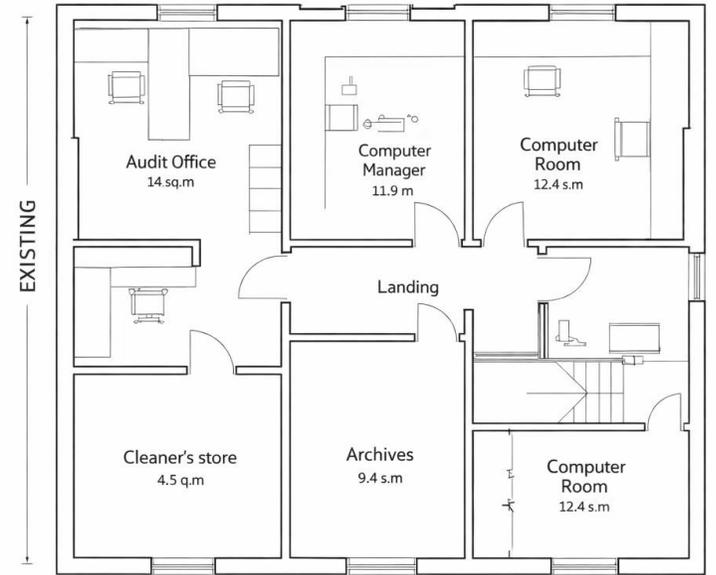
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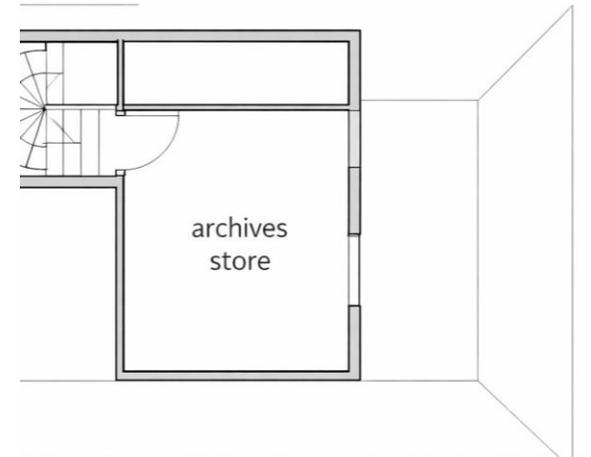




First Floor



Second Floor Plan



Second Floor Plan