



Wareing & Company
Commercial Property Experts

For Sale

Modern
Office/Light
Industrial
Property.



26 The Waterways, Stratford-upon-Avon, CV37 0AW

2,997 sq ft (278.43 Sq M)
Offers over **£500,000 excl. VAT**



Property Highlights

- » End of Terrace, Modern Light Industrial Unit, currently utilized as offices.
 - » Generous parking provision of 6 spaces and plus more communal estate spaces. Pay and display Parking close by.
 - » Excellent Location close to Town Centre and a short Walk to Maybird Shopping Centre
 - » Available immediately with either vacant possession or with a lease in place at a rental of £36,000 Per Annum reflective of a NIY of 6.9%
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Location

Unit 26 is situated on The Waterways, a small privately owned business park positioned directly off Birmingham Road and within walking distance of Stratford-upon-Avon town centre.

The wider town is a thriving and well-established commercial hub offering strong retail, leisure, cultural and professional services provision.

It benefits from excellent regional connectivity: Junction 15 of the M40 is approximately six miles to the north at Warwick, providing direct access to the Midlands motorway network including the M42, M5 and M6, as well as convenient routes to London and the Southeast.

The estate itself accommodates a mix of modern business units and commercial occupiers, forming a well-managed and attractive working environment. The immediate area includes a range of established companies, demonstrating the location's ongoing appeal for office, light industrial and design-based occupiers.





Description

Unit 26 comprises a modern end-of-terrace business/warehouse unit forming part of a contemporary commercial estate.

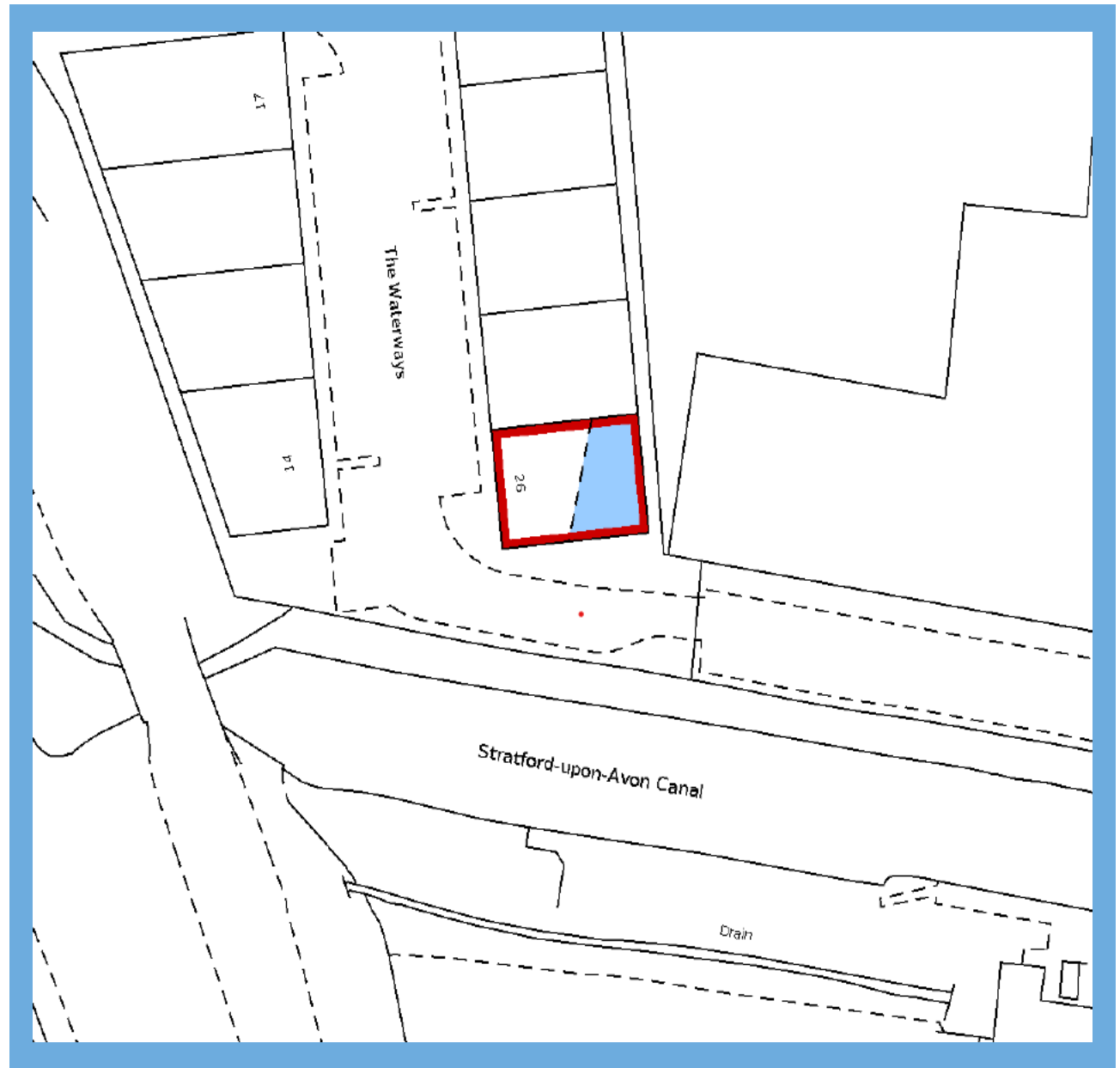
Although originally constructed as a light industrial unit, it has been fitted out and utilised as office accommodation. As such, a roller shutter door was never installed; however, the design and frontage would allow for straightforward installation should a future occupier require reinstatement of loading access.

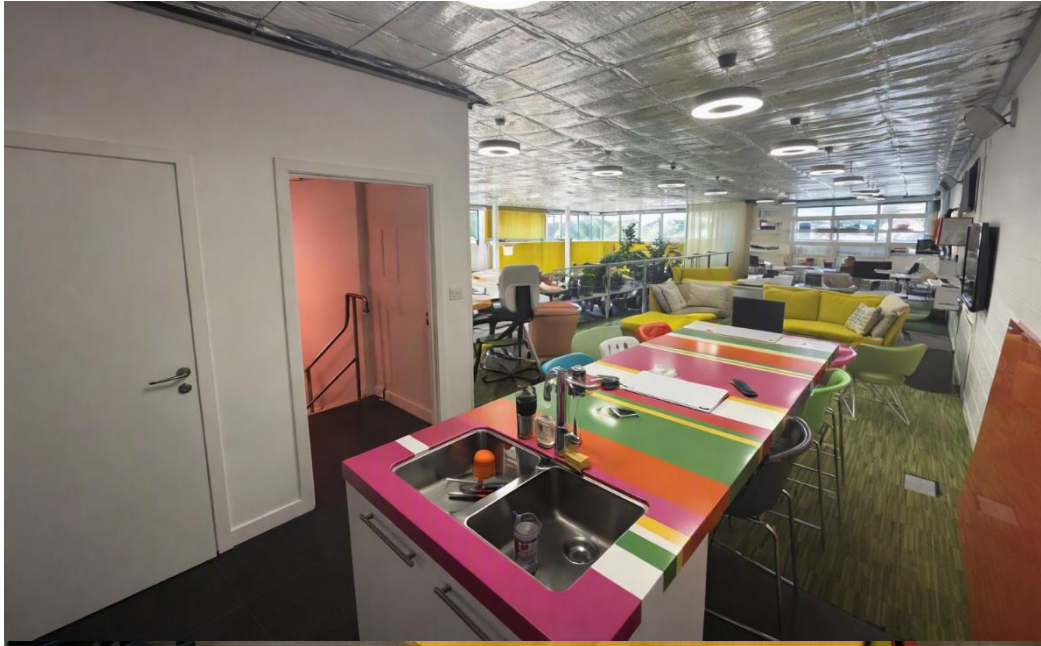
The property has also been enhanced by the installation of a mezzanine floor, providing additional usable space. The internal fit-out includes office-style finishes and is subject to the occupier's bespoke configuration.

Externally, there will be right to park 6 cars with additional communal estate spaces.

Accommodation

Space (GIA)	sq ft	sq m
Ground Floor	2,224	206.6
Mezzanine	773	71.8
Total	2,997	278.4





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. 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 B1, B2 & B8 (Commercial, Business and Service) purposes. Interested parties are advised to make their own enquiries of Stratford District Council Planning Department on 01789 267575.

EPC

C51 - A copy can be made available upon request

Business Rates

Rateable Value: £32,500

Rates Payable: £14,040

Service Charge

An estate Service charge is levied to contribute toward the upkeep and maintenance of the common areas.

Tenure

The property is held freehold title no. WK441847. It is to be sold together with transfer of ownership of shares in the estate management company.

The property can be sold vacant possession or with the benefit of the lease:

Tenant: Squaredot Design Ltd

Lease Term: 10 years from 1 October 2026

Lease taken outside Landlord & Tenant Act

Contractual Rent: £36,000 per annum

Rent Reviews: Every 3 years

Full details available upon request.

Sale Terms

The property is available by sale of the leasehold interest at offers over **£500,000**.

The property is elected for VAT purposes.

Legal Costs

Each Party will meet their own legal and professional costs.

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.



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