

TO LET

The Mansley Business Centre

Timothy's Bridge Road •
Stratford Upon Avon • CV37 9NQ

- Modern office suites available from 12 months upwards.
- Manned reception, telephone system / answering service and meeting room.
- On site car 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).

**Suites of 500 sq ft to
1,285 sq ft (or more if combined)**



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.

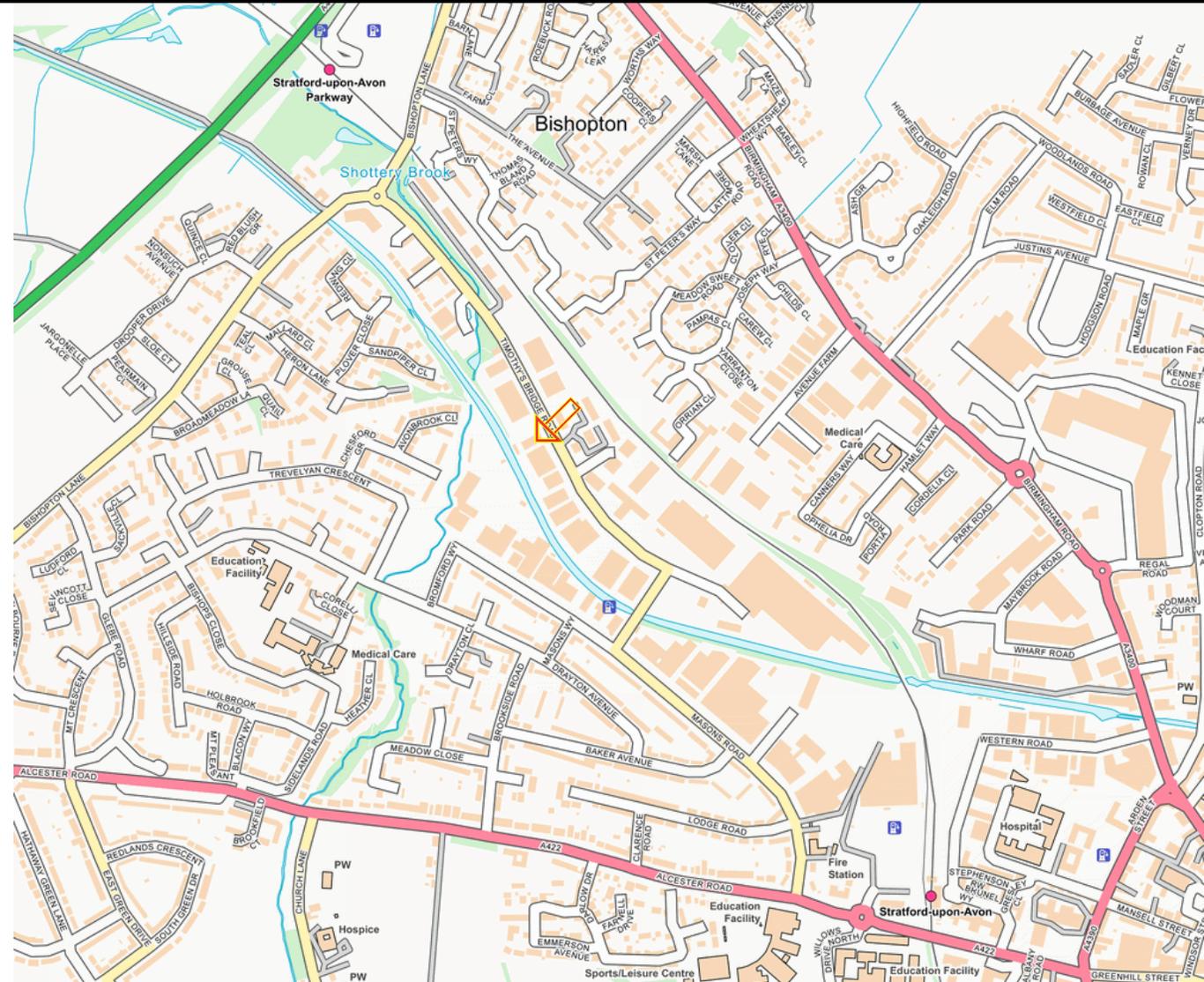
The Business Centre is approximately 1.5 miles to the northwest of Stratford Upon Avon Town Centre with the Maybird Retail Park within ½ mile including occupiers such as Tesco, Boots, B&Q and WH Smith, amongst others.

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.

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.





Accommodation and Costs

Unit	Sq Ft	Description	Rent per Calendar Month (including VAT)	Available
3	500	Inner office / Open plan	£675	Now
5	727	Inner office / Open plan	£995	Now
6	735	Open plan office	£995	Now
20	550	Open plan office	£825	1 st April 26
22/23	1285	Interconnecting units Inner office / Open plan	£1,850	Now

VAT

VAT is payable.

Deposit

A deposit of (TBC) will be required.

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.



Viewing Arrangements:

Strictly by prior arrangement with the sole agents:



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