



Upper Courtyard

Ragley Estate, Dunnington Road, Alcester, B49 5NJ

Character Semi-Detached Office

3,230 sq ft
(300.08 sq m)

- Unique Opportunity
- Well Specified
- 12 Car Parking Spaces
- Convenient A46 access
- EPC A
- Available Immediately

Summary

Available Size	3,230 sq ft
Rent	£36,000 per annum
Rates Payable	£15,120 per annum
Rateable Value	£35,000
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	A (16)

Description

The Property comprises a well-specified two-storey Office forming part of a converted stable block within the grounds of the Ragley Estate, which was originally established in the late 1600's.

The accommodation is accessed via a central reception with three decent-sized ground floor offices, a large boardroom / training room, a kitchen and a WC. The first floor comprises three open plan offices, a private office, tea-bar and WC facilities.

The Property is well specified internally, with good quality lighting and floor coverings throughout. Heating is provided via a shared biomass boiler.

Externally, the property benefits from approximately 12 car parking spaces within a fenced and gated car park.

Location

The Ragley Estate is a 450-acre gated estate, which was designed by Capability Brown. Upper Courtyard is accessed from Dunnington Road via the Estate Road.

Transport links are excellent with the A46 providing access to Stratford-upon-Avon approximately 10 miles to the east and Junction 15 of the M40 being within 15 miles. Birmingham City is 22 miles to the north via the A435.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Office	1,169	108.60	Available
1st - Office	2,061	191.47	Available
Total	3,230	300.07	

Tenure

The property is available to let on a new Internal Repairing and Insuring lease for 3 or more years.

Rent

£36,000 per annum (plus VAT)

Rateable Value

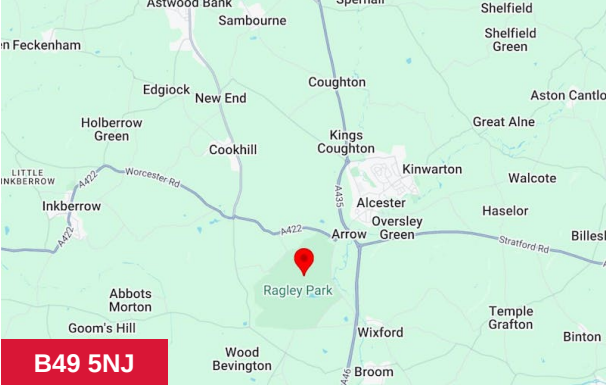
£35,000

Energy Performance Certificate (EPC)

Band A (16)

Viewing

Strictly by appointment with our reception on 01527 584242.



Viewing & Further Information



Ben Truslove
01527 584242 | 07791 371032
ben@truslove.co.uk



Ian Parker
01527 584242 | 07977 008815
ian@truslove.co.uk



James Haynes
01527 584242 | 07534 005207
james@truslove.co.uk