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VIEW ONLINE

INDUSTRIAL / WAREHOUSE TO LET



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UNIT 35, TIMOTHY'S BRIDGE ROAD, STRATFORD UPON AVON, CV37 9NQ

To Rent: £39,000 per annum 4,236 sq ft (393.54 sq m)

Description

The property is part of a block of four industrial bays of traditional brick and steel frame construction, with pitched roofs. The unit provides robust and functional accommodation suited to a range of industrial, warehouse, or trade counter uses, subject to the necessary consents.

Externally, the property benefits from forecourt parking to the front, with additional parking provision to the rear, allowing for convenient access.

The unit is well positioned within an established commercial and trade location, forming part of a popular industrial estate environment with strong occupier demand.

Summary

- Situated in an established trade location
- Fully Refurbished with new roof
- Suitable for a variety of uses (subject to planning)
- 4 Car Parking Spaces
- Roller shutter loading access





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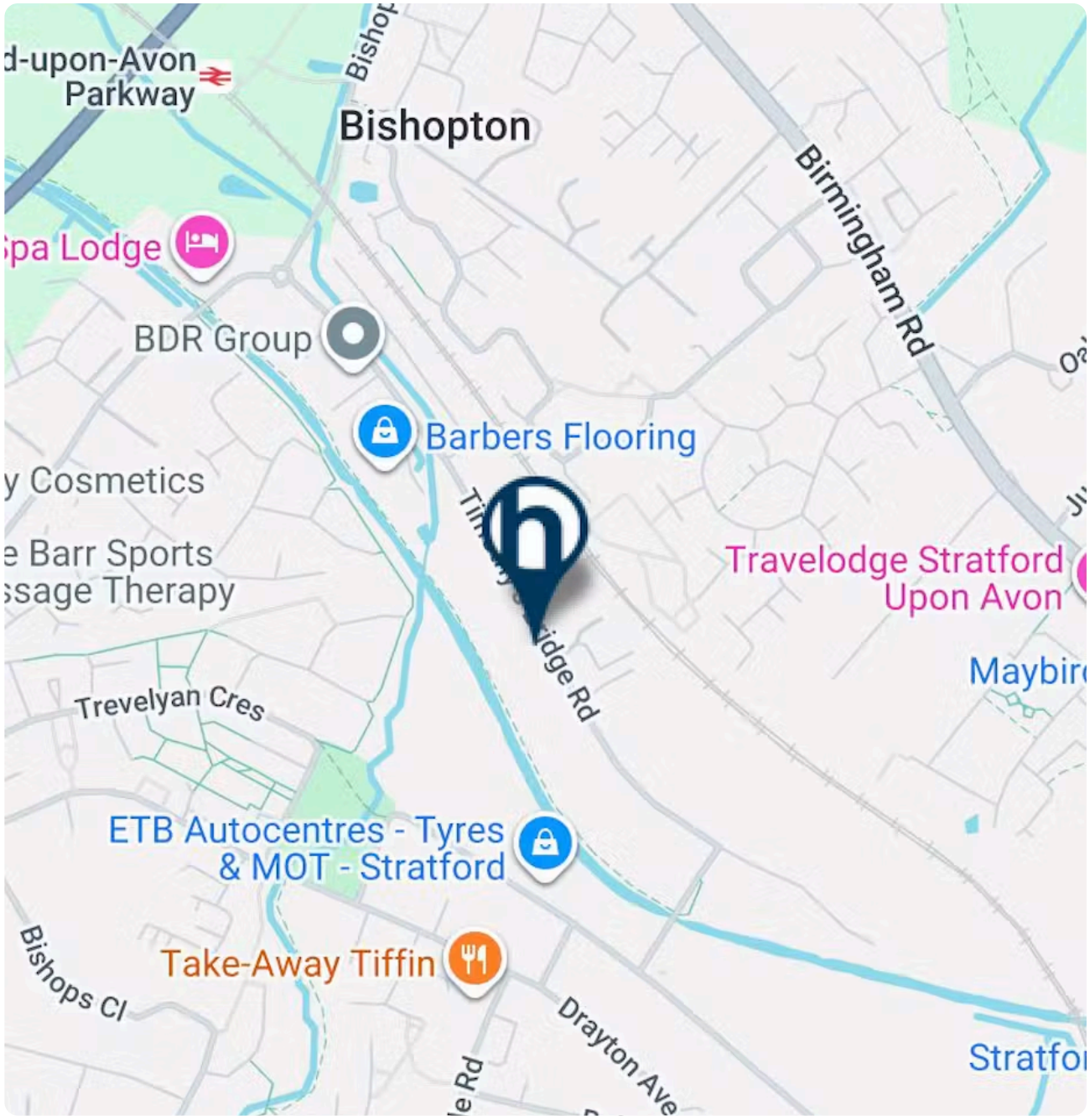
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Location

The property is located on Timothy's Bridge Road within an established commercial and trade area approximately one mile north of Stratford-upon-Avon town centre. The property benefits from excellent transport links, with convenient access to the A46 and the M40 motorway (Junction 15), providing connectivity across the Midlands and beyond.

Stratford Parkway railway station is also easily accessible, providing regular rail services to London, the South, and the Midlands.

The property is situated within a well-established commercial environment, with nearby occupiers including The Gas Centre, Bosch, We Buy Any Car.

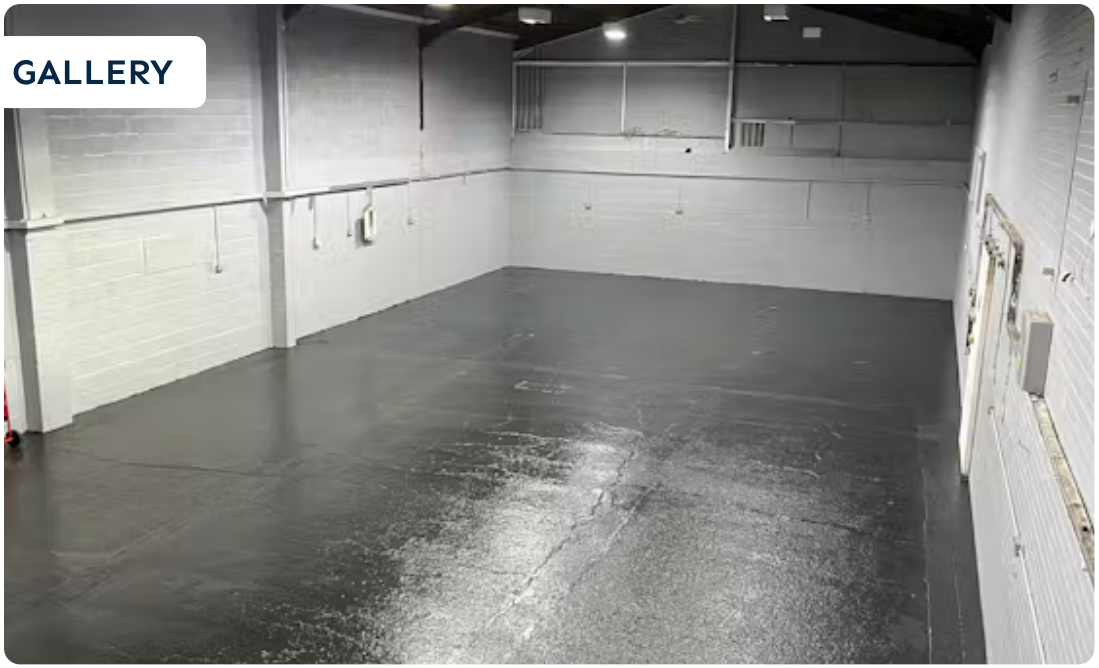


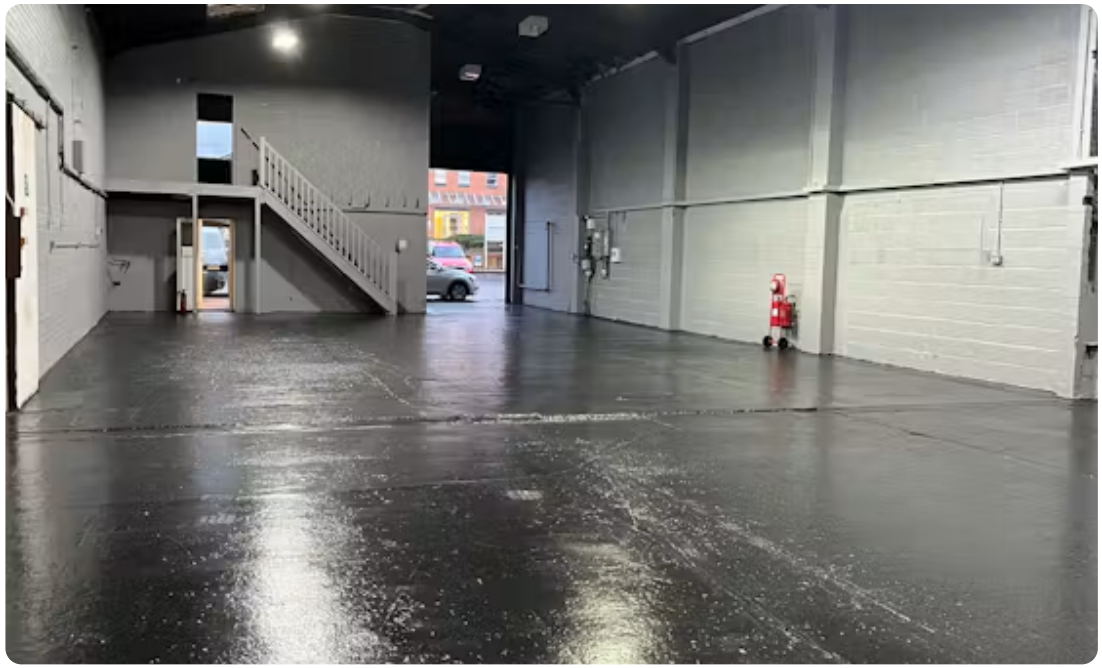
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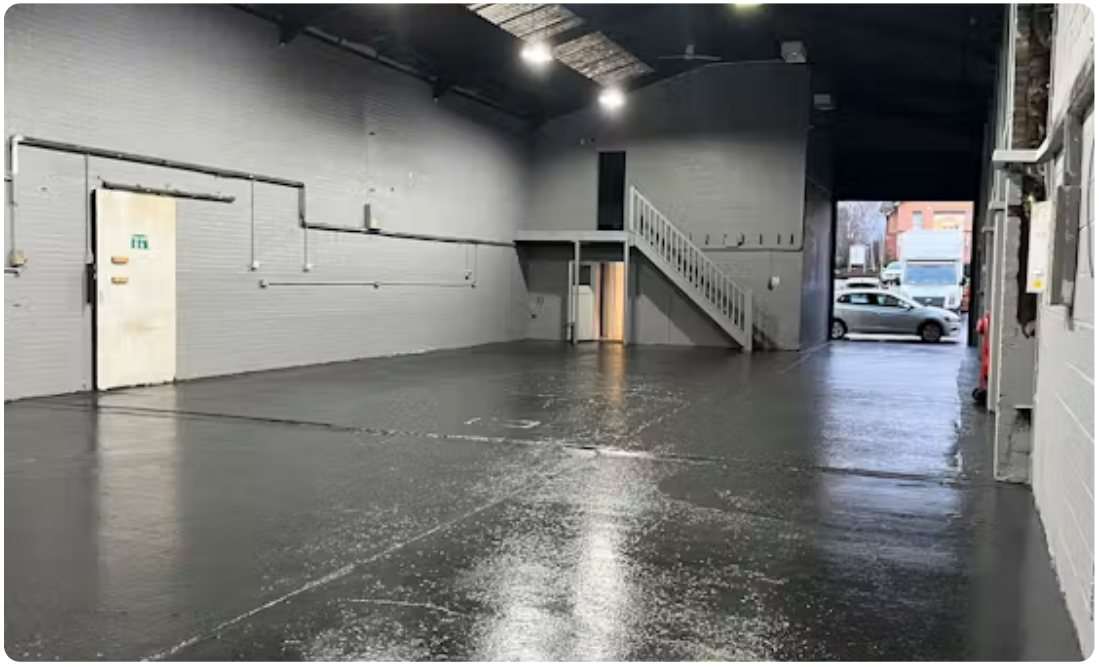
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GALLERY









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ACCOMMODATION

NAME	SQ FT	SQ M	RENT	AVAILABILITY
Ground	3,918	363.99	-	Available
1st	318	29.54	-	Available
Total	**4,236**	**393.53**		

TERMS

Available by way of a new lease on terms to be agreed.

RENT

£39,000 per annum

EPC

D (99)

ANTI MONEY LAUNDERING

To comply with our legal responsibilities for AntiMoney Laundering, it is necessary to check all parties involved in this transaction. It is the responsibility for parties on both sides to provide information necessary to complete these checks before the deal is completed.

VIEWINGS

Strictly by appointment with the agent Bromwich Hardy.

CONTACT



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