

**To Let**

**£17,500**  
Per Annum

# Trade Warehouse Unit With New Use Class E

**2,083 Sq Ft (193.51 Sq M)**



Unit 5 Swan Trade Centre, Avenue Farm Industrial Estate,  
Birmingham Road, Stratford-Upon-Avon, Warwickshire CV37 0HS

## Property Highlights

- Virtual walkthrough of similar unit at <https://my.matterport.com/show/?m=nfbZJKjoBpb>
- Open to a multitude of uses, although **NO AUTOMOTIVE ALLOWED**
- Well located for Stratford Town Centre
- Close proximity to M40 Junction 15
- Good eaves height of 4.6m
- Parkign to the front for potentially 6 vehicles



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## Location

Avenue Farm Industrial Estate is conveniently situated approximately one mile to the north of the town centre accessed off the main A3400 Birmingham Road. The Birmingham Road meets within a short distance of the northern bypass, which in turn leads to Junction 15 of the M40 motorway at Longbridge, which provides access to Birmingham to the north, London to the south and further connections to the national motorway network.

## Description

The properties comprise a terrace of modern trade counter / warehouse units now currently holding Use Class E, situated approximately one mile north of Stratford upon Avon town centre off the Birmingham Road. Other occupiers include Plantool, Enterprise Rent a Car and Stratford Tyres. The unit has an area of paved parking to the front and access to the roller shutter door that measures 3m in width and 3.61m in height. Internally there is a small reception area, kitchen, office, male and female toilets and the main warehouse, which comes with eaves height of 4.62m. The unit is potentially open to a range of uses subject to planning.

## Accommodation

Description	Sq Ft	Sq M
Entrance	104	9.66
Kitchen	101	9.38
Office	208	19.32
Toilets	76	7.06
Warehouse	1,594	148.09
<b>Total</b>	<b>2,083</b>	<b>193.51</b>

### Business Rates

Rateable Value (2021)	£14,000
Rates Payable	£4,778.67

*This is an estimation of rates payable, please make your own enquiries at the Valuation Office for a definitive cost.*

## Tenure

New Fully Repairing and Insuring Lease for a term of years to be negotiated

## Services

All mains services are connected. Service Charge for the year is currently £1,152

## EPC

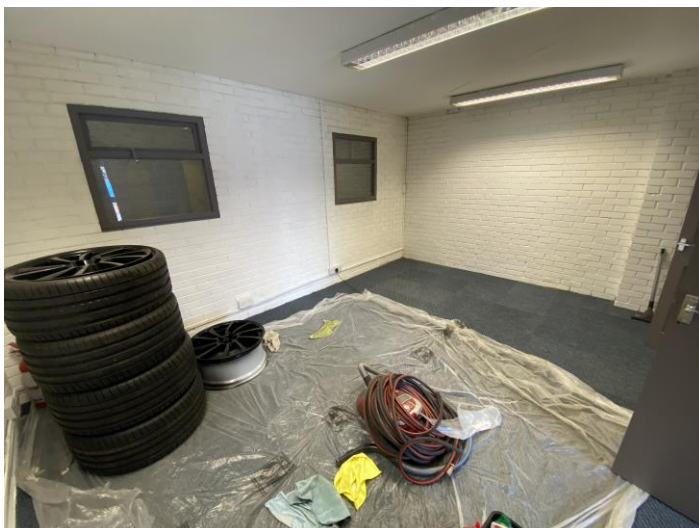
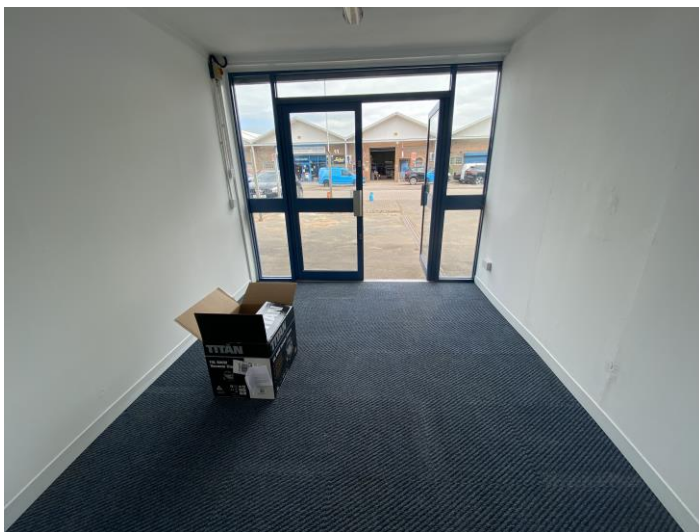
The Unit has an Energy Rating of E

## Viewing

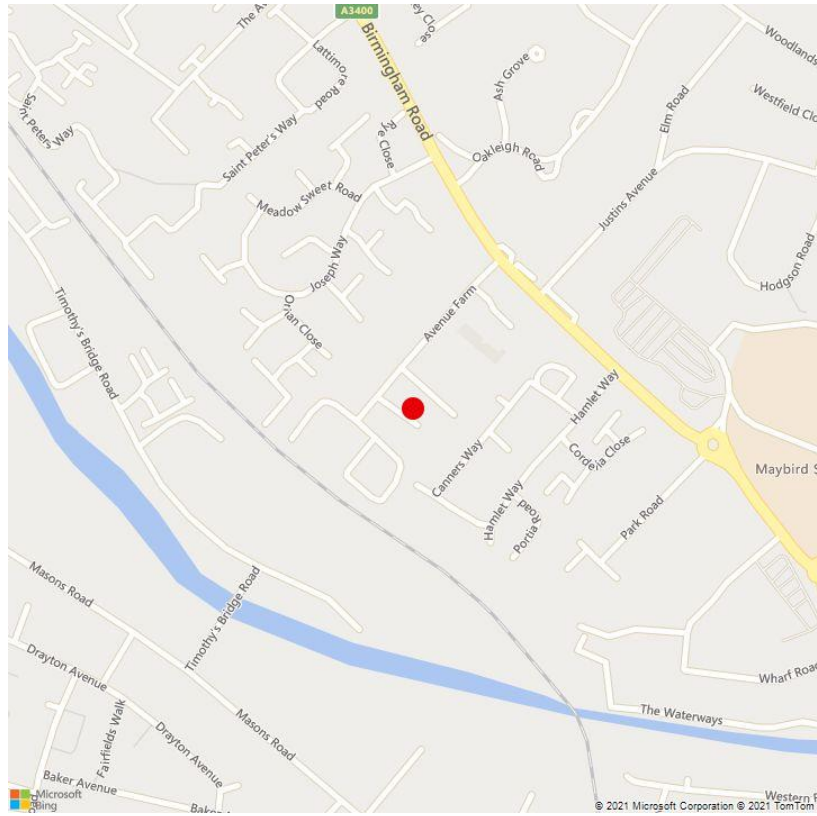
Strictly by appointment with joint agents Bromwich Hardy or Tim Cox Associates

## Legal Costs

Each party is to bear their own legal and surveyors costs incurred in this transaction.



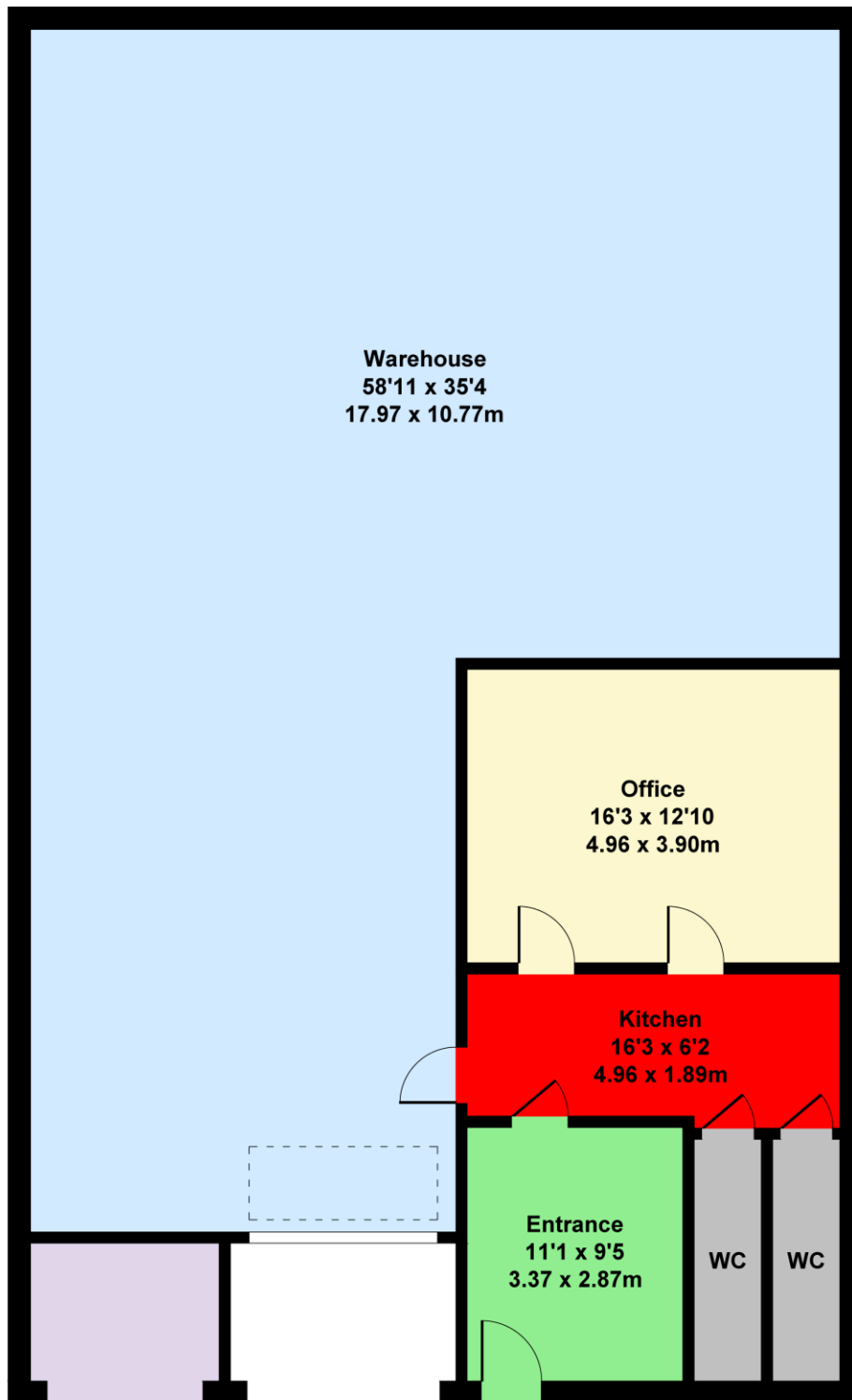




Misrepresentations Act 1967. Unfair Contract Terms 1977. Consumer Protection Regulations under Unfair Trading Regulations 2008. The Business Protection Regulations from Misleading Marketing Regulations 2008. These particulars are issued without any responsibility on Ad to rely. Neither the agent or any person in their employ has an authority to make or give any representation or warrant whatsoever in relation to the property. June 2021.

# Unit 5 Swan Trading Estate, Avenue Farm, Stratford-Upon-Avon

Approximate Gross Internal Area  
2083 sq ft - 194 sq m



Not to Scale. Produced by The Plan Portal 2021  
For Illustrative Purposes Only.