Venture House Business Centre
off Birmingham Road Stratford-Upon-Avon, CV37 0HR

TO LET

Flexible Serviced Office Space

- From £380 per calendar month
- Offices available in a variety of sizes from 2-persons up to 6-persons
- 101-198 sq.ft.
- Flexible Monthly Terms
- Competitive and Inclusive Rent
- Easy M40/A46 Access
- On Site Parking and Secure Bike Shed
- High Speed Broadband
- Staffed Visitor Reception
- Business Support/Advice

Venture House Business Centre, off Birmingham Road, Stratford-Upon-Avon, Warwickshire, CV37 0HR

VENTURE HOUSE is situated on the northern side of Stratford upon Avon just off the A46, close to excellent road links with London and Birmingham as well as other cities and the local towns of Warwick, Leamington Spa and Evesham. There is easy access to major rail services and Birmingham Airport is approx. 30 mins drive. Bus routes and a range of shops, eateries and accommodation are all a short walk away.

DESCRIPTION

Serviced office space comprising 6 bright and modern offices of between 100 – 198 sq.ft. and seating from 2 to 6 persons. Giving a nod to industrial chic, the Centre provides a professional setting whereby your business can thrive alongside other small businesses and benefit from the informal breakout areas and formal meeting spaces, as well as the friendly staff and support that's on hand.

Prices from £380 per month. Please contact us on the number below to discuss current availability.

ACCOMMODATION

Office 1 - 4-person 169 sq.ft. (15.76 sq.m.)
Office 3 - 4-person 171 sq.ft. (15.97 sq.m.)
Office 4 - 3-person 119 sq.ft. (11.01 sq.m.)
Office 5 - 2/3 person 101 sq.ft. (9.3 sq.m.)
Office 6 - 6 person (two room) 198 sq.ft. (18.4 sq.m.)
Office 7 - 4-person - 178 sq.ft. (16.55 sq.m.)
Shared Quiet Room - 92 sq.ft. (8.54 sq.m.)

RENT (per month, inclusive costs*)

Office 1 - £635 per month
Office 3 - £650 per month
Office 4 - £445 per month
Office 5 - £380 per month
Office 6/6a - £740 per month
Office 7 - £665 per month

TERMS

The offices are available on easy-in-easy-out monthly terms and an all-inclusive price* comprising rent, furnishings, on-site parking, service charges, wifi, staffed visitor reception, 24/7 access, shared meeting space and use of refreshment and Chillzone facilities. Additional hotdesks and meeting rooms available, as well as opportunities for networking and collaborative working.

Reception staffed between 9am and 5pm Monday to Friday, except public holidays.

EPC

The current EPC rating is C (67). A full copy of the Energy Performance Certificate is available upon request.

RATES*

The rent does not include business rates. Tenants are responsible for their own business rates, although the majority of tenants are eligible to claim Small Business Rate Relief.

VAT

All prices and rents are quoted exclusive of VAT. VAT does not apply in this instance.

VIEWINGS

Viewing by appointment through the Letting Agents:

Peter Clarke & Co
Stratford upon Avon
01789 415444

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