

# 11 Elm Court, Arden Street Stratford-upon-Avon, Warwickshire CV37 6PA

lot 19

**Freehold Office Building with Permitted Development Consent**

- Approximately 648.91 sq m (6,985 sq ft)
- Includes 17 car parking spaces
- Town centre location
- Permitted Development consent for 12 Apartments
- Active Management Potential

Vacant Possession



On behalf of  Fidelity INTERNATIONAL

### Location

Miles: 9 miles south-west of Warwick  
12 miles south-west of Leamington Spa  
24 miles south of Birmingham  
Roads: A46, A429, M40 (Junction 15)  
Rail: Stratford-upon-Avon Railway Station  
Air: Birmingham Airport

### Situation

Stratford-upon-Avon is an historic and affluent market town some 12 miles south-west of Leamington Spa. Elm Court is an attractive courtyard office scheme accessed off Arden Street and bound by Arden Street to the west and Birmingham Road to the north, close to the town centre and the railway station.

### Description

The property comprises modern office accommodation on the ground, first and second floors benefiting from air conditioning, raised floors, suspended ceilings and an 8 person passenger lift. The property has been subject to a recent substantial refurbishment programme. The office accommodation benefits from a regular shape floor plate which lends itself well to residential conversion. The property further benefits from car parking for approximately 17 cars.

### Tenure

Freehold.

### VAT

VAT is applicable to this lot.

### Viewings

There will be block viewings for this property. Interested parties must register their details with the Auctioneers and provide identification on site. Please contact Alec Linfield. Telephone: +44 (0)20 7034 4860.

### Planning

Permitted Development consent has been granted in 2015 for 12 apartments. Please see further details within the legal pack.

### Six Week Completion

### Tenancy and accommodation

Floor	Use	Floor Areas (Approx)		Possession
Ground	Office	210.70 sq m	(2,268 sq ft)	<b>VACANT POSSESSION</b>
First	Office	226.49 sq m	(2,438 sq ft)	
Second	Office	211.72 sq m	(2,279 sq ft)	
<b>Totals</b>		<b>648.91 sq m</b>	<b>(6,985 sq ft)</b>	

### For further details please contact:

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### Buyer's Legal Report Service

**Dentons UKMEA LLP**  
Contact: Greg Rigby.   
Tel: +44 (0)207 320 3968.  
Email: greg.rigby@dentons.com  
See: [www.acuitus.co.uk](http://www.acuitus.co.uk) for further details

### Seller's Solicitors:

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