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

Freehold Office Building with Permitted **Development Consent**

- Includes 17 car parking spaces
- Town centre location

- Approximately 648.91 sq m (6,985 sq ft) Permitted Development consent for 12 Apartments
 - Active Management Potential

Possession

lot 19

On behalf of **Fidelity**

- Miles: 9 miles south-west of Warwick 12 miles south-west of Learnington 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 a miles south-west of Learnington 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.

The property comprises modern office accommodation on the ground, first and second floors benefitting 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

Tenancy and accommodation

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

Freehold.

VAT is applicable to this lot.

+44 (0)20 7034 4860.

Six Week Completion

VAT

John Mehtab Tel: +44 (0)20 7034 4855. Email: john.mehtab@acuitus.co.uk Alec Linfield Tel: +44 (o)20 7034 4860. Email: alec.linfield@acuitus.co.uk www.acuitus.co.uk

Dentons UKMEA LLP DENTONS Contact: Greg Rigby. Tel: +44 (b)207 320 3968. Email: greg.rigby@dentons.com See: www.acuitus.co.uk for further details

Eversheds LLP

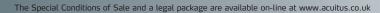
There will be block viewings for this property. Interested parties must register their details with the Auctioneers and provide

Permitted Development consent has been granted in 2015 for 12

apartments. Please see further details within the legal pack.

identification on site. Please contact Alec Linfield. Telephone:

I Callaghan Square, Cardiff CFio 5BT. Tel: +44 (0)29 2047 7015. Email: anthonygoodfellow@eversheds.com Ref: 44649/247315.000020



Car Park

roduced from the Ordnance of The Controller of Her M opyright 100020449. For Ide

STRATFORD

UPON-AVON