

**For Lease**

**Light Industrial**



## Unit 13 Swan Trade Centre

Avenue Farm Industrial Estate, Birmingham Road,  
Stratford-Upon-Avon CV37 0HS



📦 2,698 Sq Ft  
💷 £22,100 Per Annum



## Key Features

- Open to a multitude of uses
- Close to Stratford town centre
- Close proximity to M40 Junction 15
- Good sized parking / yard area to front
- 3 phase power supply



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Upon-Avon, Warwickshire, CV37 0HS**



## 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 property comprises a mid-terrace trade counter / warehouse unit now currently holding Use Class E. The unit has an area of paved parking to the front and access to a manual up and over door that measures 3.29m in width and 3.67m in height. Internally there is a small reception area, male and female toilets and the main warehouse, which has a low eaves of 4.14m. The unit is potentially open to a range of uses subject to planning.

## Business Rates

This unit has a rateable value of £22,000. Rates payable: £10,978 per annum.

## Tenure

Available by way of an assignment of the existing lease, expiring April 2027. The rent is fixed for the remainder of the lease.

## EPC

D85



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of combined  
experience, trust  
Bromwich Hardy to  
safeguard your  
commercial property.



### Service Charge

More information on request.

### Legal Costs

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

### Viewing

Strictly by appointment with the agent Bromwich Hardy.



### Mark Booth

Contact us with any queries about the property or to book a viewing

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