



# Cygnets Court

Timothys Bridge Road, Stratford upon Avon

73%  
LET OR SOLD

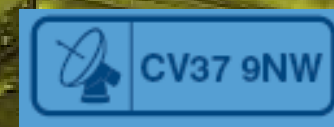
- Recently Constructed Office Scheme
- Lease Rents Starting From £7.50 psf
- Highly Competitive Freehold Prices
- Generous Car Parking
- Immediately Available From Circa 740 Sq Ft To 9,040 Sq Ft
- Fast Track Occupation
- Flexible Terms & Building Configuration
- Close To 'Park & Ride' With Buses Every 10-15 Mins To The Town Centre
- Close to J15 M40, Warwick & Leamington Spa

AVAILABLE  
FLOOR BY FLOOR  
FROM 740 SQ FT



*"After considering many office premises in the Stratford Area we decided to move to Cygnets Court and have been here for nearly two months. The working environment is a big improvement on our old offices, they are light and airy, and the surrounding area is quiet and pleasant. The office team have settled quickly and are happy in the new premises - Definitely the right decision for us!"*

*The Jennifer Trust For Spinal Atrophy*





## ACCOMMODATION

UNIT	OCCUPIER	SQ FT	SQ M
34	Stratford College	10,070	935.53
36	CCL Forensics	10,070	935.53
38	BCW Group	5,275	490.07
40	Jennifer Trust	2,220	206.24
42 G	Jennifer Trust	736	68
42 F	VACANT	928	86
44	Wayleaves Ltd	1,660	154.22
46	Chase Meadow	1,840	170.94
48	VACANT	1,660	154.22
50	Big Red Recruitment	1,660	154.22
52	Zinc Group	2,220	206.24
54	VACANT	2,220	206.24
56	Warwickshire PCT	1,660	154.22
58	VACANT	1,660	154.22
60	VACANT	1,840	170.94
62	VACANT	1,660	154.22
64	VACANT	1,660	154.22
66	VACANT	2,220	206.24



Cygnets Court is a newly-built development of high specification offices on the outskirts of Stratford upon Avon, with excellent links to the M40.

Two terraces of village units provide quality accommodation between 740 and 2,220 sq ft, each unit with its own front door.

The buildings are arranged in Gladman's acclaimed courtyard design, providing a practical and attractive working environment with the benefit of designated on-site car parking.

## SPECIFICATION

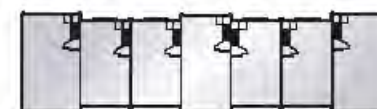
(Units 40 - 66 Cygnets Court)

Suspended ceilings  
Recessed light fittings  
Perimeter trunking  
Double glazing  
Carpeting throughout  
Fitted kitchen  
Fire and burglar alarms

### OFFICE VILLAGE



Ground Floor



First Floor

For Further Information  
Contact Myles Wilcox-Smith

**GERALDEVE**

**0121 616 4800**  
geraldev.com

For Further Information  
Contact Simon Hain

**ehB** COMMERCIAL  
**01926 888181**  
ehbcommercial.com



# Energy Performance Certificate

## Non-Domestic Building



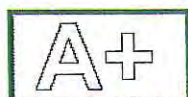
42, Timothys Bridge Road  
Stratford Enterprise Park  
STRATFORD-UPON-AVON  
CV37 9NW

**Certificate Reference Number:**  
0897-3082-0714-0800-5901

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website [www.communities.gov.uk/epbd](http://www.communities.gov.uk/epbd).

### Energy Performance Asset Rating

More energy efficient



..... Net zero CO<sub>2</sub> emissions

**A** 0-25

**B** 26-50

**C** 51-75

**D** 76-100

**E** 101-125

**F** 126-150

**G** Over 150

◀ **96**

This is how energy efficient  
the building is.

Less energy efficient

### Technical information

Main heating fuel:	Grid Supplied Electricity
Building environment:	Heating and Natural Ventilation
Total useful floor area (m <sup>2</sup> ):	234
Building complexity (NOS level):	3

### Benchmarks

Buildings similar to this one  
could have ratings as follows:

**36**

If newly built

**69**

If typical of the  
existing stock

## Administrative information

This is an Energy Performance Certificate as defined in SI2007:991 as amended

Assessment Software: iSBEM v3.1.a using calculation engine SBEM v3.1.a

Property Reference: 874798890000

Assessor Name: David Barrington

Assessor Number: ECMK220007

Accreditation Scheme: ECMK Ltd

Employer/Trading Name: David Barrington Ltd

Employer/Trading Address: 23 St Martin's Street, Wallingford, Oxon, OX10 0LA

Issue Date: 06 Feb 2009

Valid Until: 05 Feb 2019 (unless superseded by a later certificate)

Related Party Disclosure:

Recommendations for improving the property are contained in Report Reference Number: 0580-0841-9740-7802-9002

## If you have a complaint or wish to confirm that the certificate is genuine

Details of the assessor and the relevant accreditation scheme are on the certificate. You can get contact details of the accreditation scheme from the Government's website at [www.communities.gov.uk/epbd](http://www.communities.gov.uk/epbd), together with details of the procedures for confirming authenticity of a certificate and for making a complaint.



For advice on how to take action and to find out about technical and financial assistance schemes to help make buildings more energy efficient visit [www.carbontrust.co.uk](http://www.carbontrust.co.uk) or call us on 0800 085 2005



# Energy Performance Certificate

## Non-Domestic Building



52, Timothys Bridge Road  
Stratford Enterprise Park  
STRATFORD-UPON-AVON  
CV37 9NW

**Certificate Reference Number:**  
0510-0131-4950-0502-5006

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website [www.communities.gov.uk/epbd](http://www.communities.gov.uk/epbd).

### Energy Performance Asset Rating

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Building environment:	Heating and Natural Ventilation
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Building complexity (NOS level):	3

### Benchmarks

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**36** If newly built

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## Administrative information

This is an Energy Performance Certificate as defined in SI2007:991 as amended

Assessment Software: iSBEM v3.1.a using calculation engine SBEM v3.1.a

Property Reference: 105951540000

Assessor Name: David Barrington

Assessor Number: ECMK220007

Accreditation Scheme: ECMK Ltd

Employer/Trading Name: David Barrington Ltd

Employer/Trading Address: 23 St Martin's Street, Wallingford, Oxon, OX10 0LA

Issue Date: 06 Feb 2009

Valid Until: 05 Feb 2019 (unless superseded by a later certificate)

Related Party Disclosure:

Recommendations for improving the property are contained in Report Reference Number: 0020-1095-0451-4550-1000

## If you have a complaint or wish to confirm that the certificate is genuine

Details of the assessor and the relevant accreditation scheme are on the certificate. You can get contact details of the accreditation scheme from the Government's website at [www.communities.gov.uk/epbd](http://www.communities.gov.uk/epbd), together with details of the procedures for confirming authenticity of a certificate and for making a complaint.



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# Energy Performance Certificate

## Non-Domestic Building



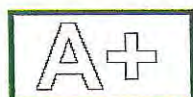
60, Timothys Bridge Road  
Stratford Enterprise Park  
STRATFORD-UPON-AVON  
CV37 9NW

Certificate Reference Number:  
0580-0231-7840-7902-9002

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website [www.communities.gov.uk/epbd](http://www.communities.gov.uk/epbd).

### Energy Performance Asset Rating

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existing stock

## Administrative information

This is an Energy Performance Certificate as defined in SI2007:991 as amended

Assessment Software: iSBEM v3.1.a using calculation engine SBEM v3.1.a

Property Reference: 874892970000

Assessor Name: David Barrington

Assessor Number: ECMK220007

Accreditation Scheme: ECMK Ltd

Employer/Trading Name: David Barrington Ltd

Employer/Trading Address: 23 St Martin's Street, Wallingford, Oxon, OX10 0LA

Issue Date: 06 Feb 2009

Valid Until: 05 Feb 2019 (unless superseded by a later certificate)

Related Party Disclosure:

Recommendations for improving the property are contained in Report Reference Number: 0907-0227-4940-5800-8103

## If you have a complaint or wish to confirm that the certificate is genuine

Details of the assessor and the relevant accreditation scheme are on the certificate. You can get contact details of the accreditation scheme from the Government's website at [www.communities.gov.uk/epbd](http://www.communities.gov.uk/epbd), together with details of the procedures for confirming authenticity of a certificate and for making a complaint.



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# Energy Performance Certificate

## Non-Domestic Building



62, Timothys Bridge Road  
Stratford Enterprise Park  
STRATFORD-UPON-AVON  
CV37 9NW

**Certificate Reference Number:**  
0273-3022-0611-0700-5105

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website [www.communities.gov.uk/epbd](http://www.communities.gov.uk/epbd).

### Energy Performance Asset Rating

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Total useful floor area (m <sup>2</sup> ):	234
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### Benchmarks

Buildings similar to this one could have ratings as follows:

**36** If newly built

**69** If typical of the existing stock

## Administrative information

This is an Energy Performance Certificate as defined in SI2007:991 as amended

Assessment Software: iSBEM v3.1.a using calculation engine SBEM v3.1.a

Property Reference: 231617270000

Assessor Name: David Barrington

Assessor Number: ECMK220007

Accreditation Scheme: ECMK Ltd

Employer/Trading Name: David Barrington Ltd

Employer/Trading Address: 23 St Martin's Street, Wallingford, Oxon, OX10 0LA

Issue Date: 06 Feb 2009

Valid Until: 05 Feb 2019 (unless superseded by a later certificate)

Related Party Disclosure:

Recommendations for improving the property are contained in Report Reference Number: 0520-0741-7610-3202-1006

## If you have a complaint or wish to confirm that the certificate is genuine

Details of the assessor and the relevant accreditation scheme are on the certificate. You can get contact details of the accreditation scheme from the Government's website at [www.communities.gov.uk/epbd](http://www.communities.gov.uk/epbd), together with details of the procedures for confirming authenticity of a certificate and for making a complaint.



For advice on how to take action and to find out about technical and financial assistance schemes to help make buildings more energy efficient visit [www.carbontrust.co.uk](http://www.carbontrust.co.uk) or call us on 0800 085 2005