



Lauriston Business Park, Evesham, WR11 8SN

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

£11,000 P.A

- Rural location
- Extending 71m2 (768sq. Ft)
- Ample parking
- High specification office
- Secure fenced and gated estate
- Internet download Speeds of up to 100mbps

Single storey brick-built office building under a pitched roof. The Coach House is self-contained with WC and a kitchen. The property was fully refurbished in 2019 which included a new roof and all walls fully insulated to ensure efficiency. Extending 71sq.m (768 sq.ft.) with a separately accessed store to the rear which could be refitted to provide an additional meeting room if required.

Location

Lauriston Park is a rural secure & gated business estate between Stratford and Evesham with good access to the M5, M42 and M40 Motorways. Set in the grounds of a former manor house the estate has an impressive tree lined drive and has a mix of high-quality offices and refurbished warehouses and the estate benefits from high speed broadband (up to 100MBPS)

Parking

Ample Parking on site.

Term

3-5 year lease term is anticipated on a Full Repairing and Insuring lease.

Service Charge

A Service Charge is levied on the tenants to cover the maintenance, landscaping and repair of communal areas of the estate and apportioned by the square footage occupied.

VAT

The building is VAT elected and accordingly VAT is chargeable to both the rent and the Service Charges.

Energy Performance Certificate (EPC)

Energy Efficiency Rating Band D.

Viewings

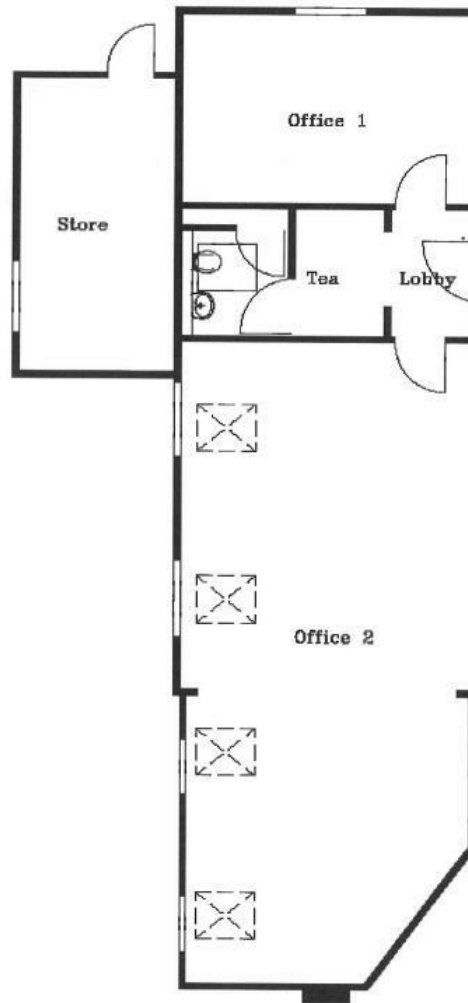
Strictly by prior appointment via the agents Sheldon Bosley Knight's Commercial Team. 01386 765700

Important Notes

We are required by HMRC to conduct anti-money laundering checks on all parties with an interest in the property and accordingly we will require forms of identification in due course. Particulars: These Particulars do not constitute an offer or contract and should not be relied upon as being factually accurate, the photographs show only part of the property and the areas, measurements and distances given are approximately only. A buyer or a lessee must make their own enquiries or inspections and should not solely rely on these Particulars or other statements by Sheldon Bosley Knight. VAT: The VAT position relating to the property may change without notice



Plan



For further information please email commercial@sheldonbosleyknight.co.uk