



Lauriston Park, Evesham, WR11 8SN

**SHELDON  
BOSLEY  
KNIGHT**

LAND AND  
PROPERTY  
PROFESSIONALS

# £75,480 P.A

- Extending to 877m<sup>2</sup> (9,435ft<sup>2</sup>) over two floors
- High Speed Internet
- Ample parking
- Electric Vehicle Charging
- Secure fenced and gated estate
- EPC C

Unit 3 is a modern block built and rendered two-storey office, with good natural light. The premises are served by a lift, suspended ceilings, and raised floors. Both floors are self sufficient. The building is an ideal location as a Headquarters with the benefit of an open plan accommodation. It also offers opportunities to create cellular offices or a showroom.

## 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)

## Lease Terms

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

## Property Details

Kitchen 11.08m<sup>2</sup> (119ft<sup>2</sup>)  
Landing 8.1m<sup>2</sup> (87ft<sup>2</sup>)  
Kitchen 5.06m<sup>2</sup> (54ft<sup>2</sup>)  
Office 661.79m<sup>2</sup> (7121ft<sup>2</sup>)  
Plant Room 5.88m<sup>2</sup> (63ft<sup>2</sup>)  
Store 215.95m<sup>2</sup> (2324ft<sup>2</sup>)  
W.C 55.6m<sup>2</sup> (589ft<sup>2</sup>)  
Total 876.86m<sup>2</sup> (9,435ft<sup>2</sup>)

## Legal Costs

Each party will be responsible for their own legal costs associated with the preparation of the lease.

## Viewing

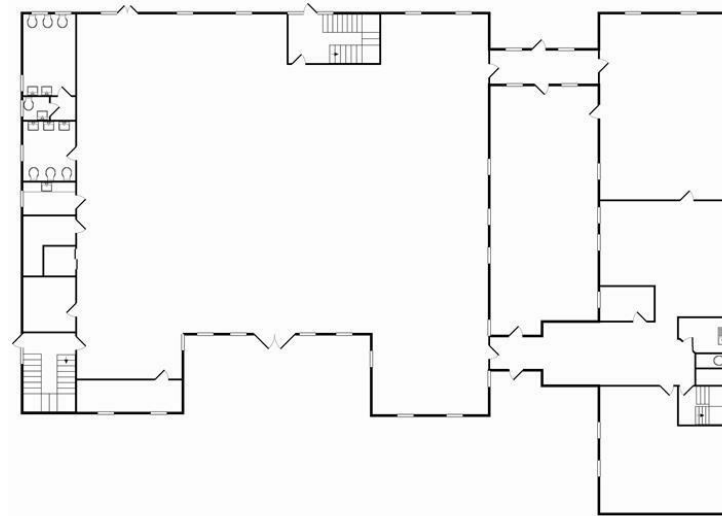
To discuss the property or to arrange a viewing please contact the commercial Team: 01386 765700

## Important Notes

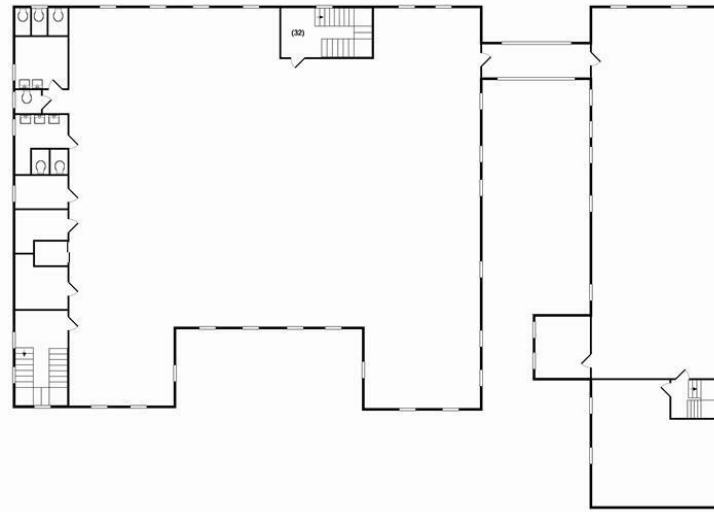
We are required by HMRC to conduct anti-money laundering checks on all parties with an interest in the property and accordingly we will require forms of identification in due course. Particulars: These Particulars do not constitute an offer or contract and should not be relied upon as being factually 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



GROUND FLOOR



1ST FLOOR

This floor plan is not to scale and is for guidance purposes only.  
Made with Bluebeam® 2020

For further information please email [commercial@sheldonbosleyknight.co.uk](mailto:commercial@sheldonbosleyknight.co.uk)