

westbridge

COMMERCIAL

TO LET

## MODERN OFFICE PREMISES



### 1.1 Lauriston Business Park, Pitchill, Evesham

 Richard Johnson  
 Sephie Portwood  
 01789 415628  
 richard@westbridgecommercial.co.uk  
 www.westbridgecommercial.co.uk

- 761 sq ft (70.69 m2)
- Self Contained Ground Floor Office
- Newly Refurbished
- Plenty of Natural Light
- Beams and Original Features
- Popular Secure Gated and Fenced Site

# 1.1 Lauriston Business Park, Pitchill, Evesham WR11 8SN

## Location:

From Evesham take the 2nd Exit off the Twyford Roundabout, the B4088 signposted Norton and Harvington. After Harvington continue for a couple of miles, Lauriston Park is on the left-hand side and is signposted. Please Note that upon approaching the Business Park access is restricted by the estate gate- details to be given upon confirmation of appointment.

## Description:

Situated at the end of a tree lined drive within the ever popular Lauriston Business Park, Unit 1.1 is a newly refurbished ground floor office with an EPC rating of B.

Being self-contained and open plan, this attractive office benefits from plenty of natural light with high ceilings, exposed beams and original features. The office has a main open plan area measuring 8.46 m by 4.69 m (at the widest point) and this room has dual aspect views with windows in both front and rear elevation. The office has two climate control units, exposed beams, vaulted ceilings, data points, 13 amp sockets and new LED lights suspended on chains. Through a separate door is a board room/meeting room which measured 4.30 m by 4.68 m (at its widest point) and this room also has windows front and rear, one climate control unit, exposed beams, vaulted ceilings, data points, 13 amp sockets and new LED lights suspended on chains. At the other end of the main office is a separate kitchen area (4.39 m by 4.68 m) which houses a cupboard with the phone lines, data cables and fuse board. There is also a kitchen sink, worktop, base units and wall units. Off the kitchen is a disabled access WC with toilet and sink.

The site can be accessed 24/7 by the telephone operated secure gate system. The unit has three allocated parking bays as well as the use of the visitors parking bays on the site.

## Floor Area:

Net Internal Area (NIA) is 761 sq ft (70.70 m<sup>2</sup>).

## Price:

£11,500 pa + VAT

## Tenure:

New lease available.

## Service Charge:

£583.57 annum payable (2023).

## Rateable Value:

£8,500 (2023) source: [www.voa.gov.uk](http://www.voa.gov.uk).

## Rates Payable:

The rates payable are calculated as a multiplier of the rateable value. If the rateable value is £12,000 or less small business may be entitled to 100% rates relief providing the property is their only business premises. Any interested applicants should contact the local authority and verify the multiplier and check if any rates relief is available for their business.

## Insurance:

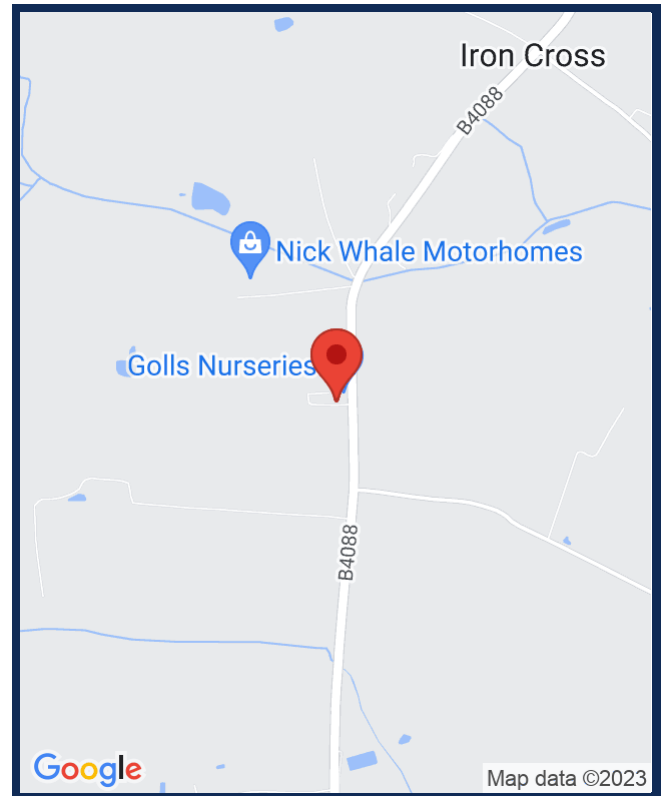
Standard commercial terms are that the landlord insures the building and the tenant pays the landlord the cost of the buildings insurance annually. The tenant will be responsible for insuring their own stock, content and liabilities.

## Legal Costs & Holding Deposit

Each party pays their own legal costs. The landlord may request a holding deposit of £1000 once terms are agreed this will be deducted off the first payment of rent.

## Deposit:

The landlord may ask the tenant to provide a deposit, this is typically the equivalent of three months' worth of rent but could change and is subject of the tenant's financial status.



## VAT:

Value Added Tax at the prevailing rate is applicable on all costs shown in these particulars apart from business rates.

## EPC:

The Energy Performance Rating of the property is = B.

A full copy of this report is available from the agent's office upon request.

## Viewing:

Viewing strictly by prior appointment with sole agent:

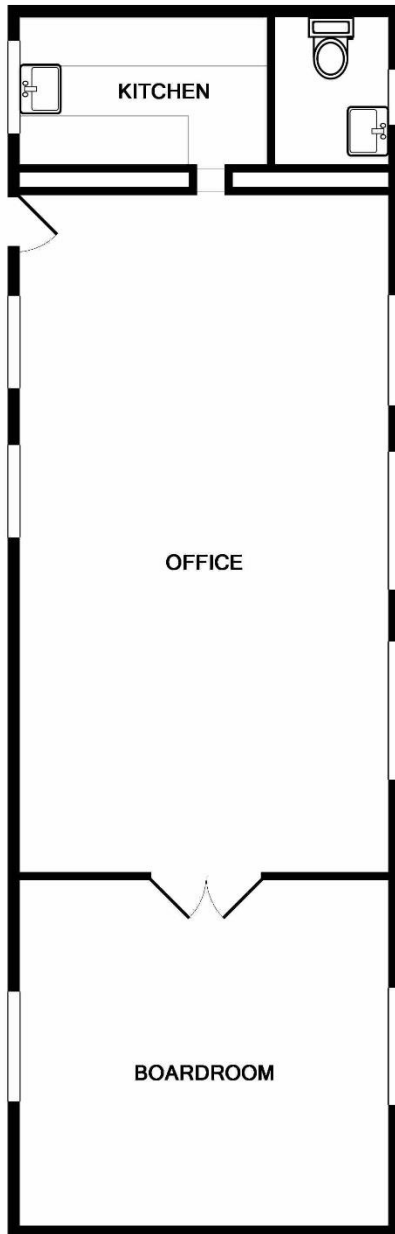
## Richard Johnson

Westbridge Commercial Ltd  
1<sup>st</sup> Floor Offices  
3 Trinity Street  
Stratford Upon Avon  
CV37 6BL  
Tel: 01789 415 628  
[richard@westbridgecommercial.co.uk](mailto:richard@westbridgecommercial.co.uk)

## GDPR

You have requested a viewing of a property and therefore we will require certain pieces of personal information from you in order to provide a professional service to you and our client. Should you wish to take up a tenancy the process will involve collecting personal information about you or your company which will need to be shared with our client and Credit Safe or other credit referencing agencies. We will not share this information with any other third party without your consent. More information on how we hold and process your data is available on our website [www.westbridgecommercial.co.uk](http://www.westbridgecommercial.co.uk).





This floor plan is not to scale and is for guidance purposes only  
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