

## GATED STORAGE YARD



Yard at Lauriston Business Park, Pitchill, Evesham



Richard Johnson



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[www.westbridgecommercial.co.uk](http://www.westbridgecommercial.co.uk)

- 7,864 sq ft (730.90 m<sup>2</sup>)
- Fenced Yard
- Two Gate Access Points
- Hard Standing Underfoot
- £12,975 pa + VAT

# Yard at 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 - details to be given upon confirmation of appointment.

**Description:**

A yard with palisade fenced perimeter on three sides and wire fence and hedge on the other. The yard has two access gates and is compacted stone under foot. Water and power could be provided to the yard by separate negotiation. The yard sits within Lauriston Business Park which is a privately owned business park accessed via tree lined drive with electrically operated access gate which works by programmed mobile telephone numbers. The site can be accessed 24/7.

**Floor Area:**

Gross External Area (GEA) 7,864 sq ft (730.90 m2)

**Price:**

£12,975 Per Annum

**Tenure:**

New Lease Available

**Service Charge:**

To be confirmed.

**Rateable Value**

To be confirmed, 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 businesses 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 £1,000 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:**

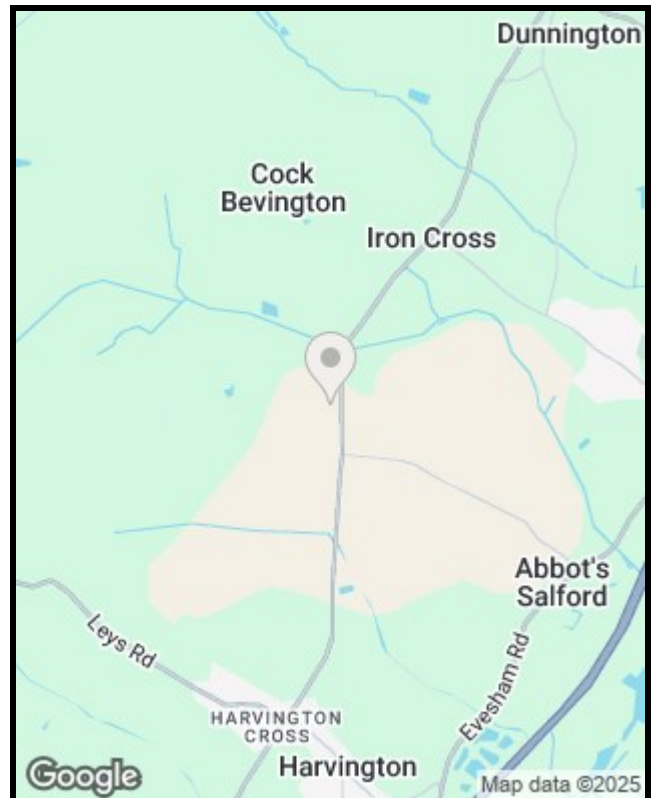
Value Added Tax at the prevailing rate is applicable on all costs shown in these particulars apart from business rates.

**EPC:**

An Energy Performance Rating of the property is not required.

**Viewing:**

Viewing strictly by prior appointment with sole agent:

**Richard Johnson:**

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**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).



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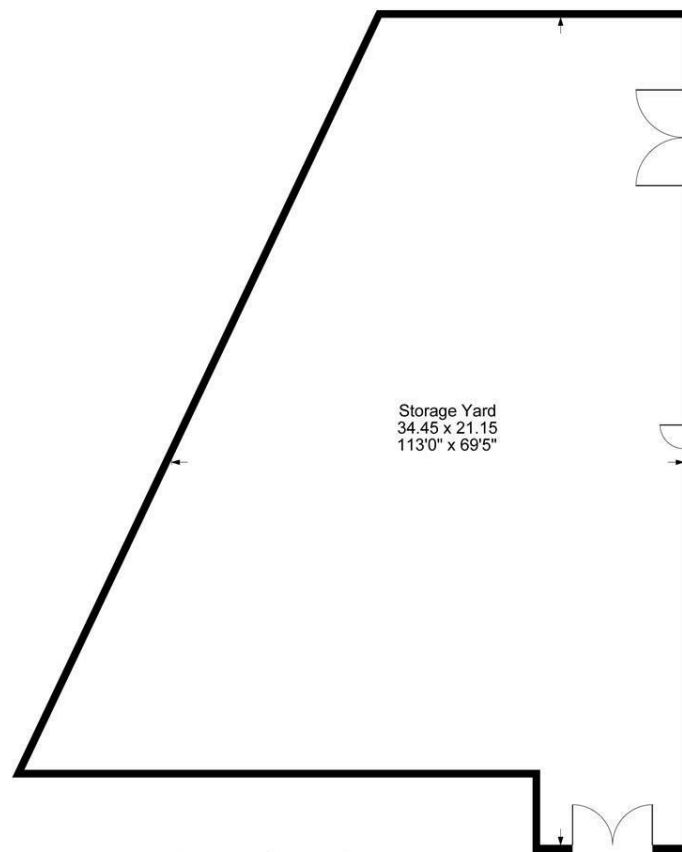


Illustration for identification purposes only,  
measurements are approximate, not to scale.