

MODERN OFFICE PREMISES



1.4 Lauriston Business Park, Pitchill, Evesham

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- Modern Open Plan Offices within Converted Building
- 1,031 sq ft (95.81m<sup>2</sup>)
- 8 Miles North of Evesham
- Period Features Including Exposed Beams
- £15,500 pa + VAT

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

## Location:

Lauriston Park is set in a pleasant rural location accessed by a private drive, approximately 8 miles north of Evesham to the west of the B4088.

Please note that upon approaching the Business Park access is restricted by the estate gate - details to be given upon confirmation of appointment.

## Description:

Set in Lauriston Park, a secure gated business park, Unit 1.4 offers an attractive open plan ground floor office space together with kitchenette and toilets with a wooden spiral staircase leading to the first floor office space. The offices are modern and airy whilst maintaining original features including exposed beams and arched windows. Single phase electricity, mains water and foul and drainage are connected. The building has just been refurbished throughout including the air conditioning units being serviced.

## Floor Area:

Net Internal Area (NIA) is 1,031 sq ft (95.81m<sup>2</sup>)

## Price:

£15,500 pa

## Tenure:

New Lease Available

## 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

## Rateable Value

Current rateable value (Feb '25 to present) - £12,200

From 1st April 2026 - £18,000; 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 £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.

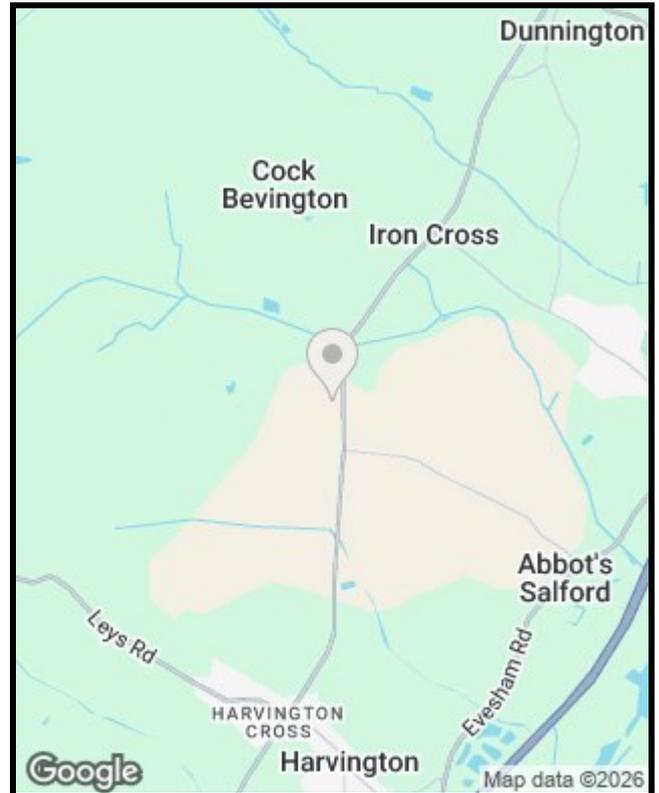
## EPC:

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 the agent:



## Richard Johnson:

Westbridge Commercial Ltd

1st Floor Offices

3 Trinity Street

Stratford Upon Avon

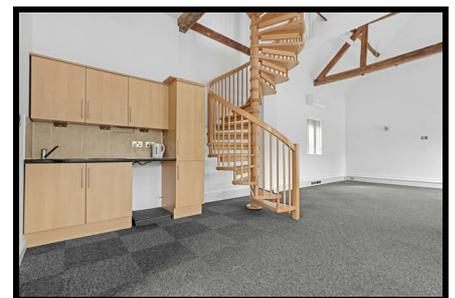
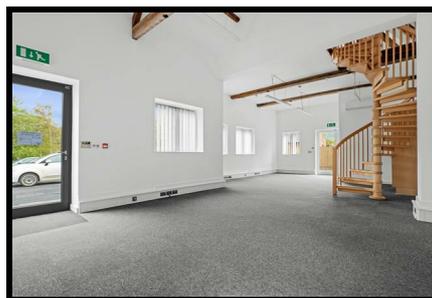
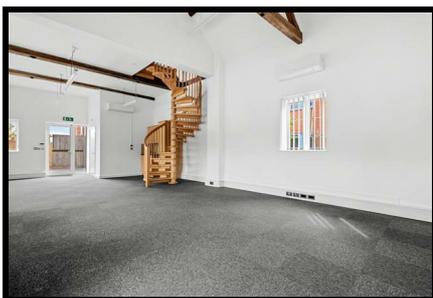
CV37 6BL

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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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