



TO LET

MODERN OFFICE PREMISES



The Office, Offenham Road WR11 8DX

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- 1,600 sq ft (148.7m²)
- 12 Parking Spaces
- Gated Site
- 1.3 miles from A46
- £19,200 pa + VAT

The Office, Offenham Road, Evesham, WR11 8DX

Location:

Heading North on the A46 at the Badsey island take the first exit towards Evesham and then turn right onto Offenham Road. Pass over the A46 bridge then the railway track bridge and the site is on your left opposite Avon Vale Holiday Lodges.

Description:

The site is located behind lockable gates and is accessed off the Offenham Road approximately 1.3 miles from the A46. The offices has a car park to the front of the building with up to 12 parking spaces within it. There is room for shipping container storage if required on site.

The office itself is accessed at ground floor opening into a large reception area with desk and staircase. There are three separate office rooms off the main reception area as well as a kitchen and toilet facility. There is an impressive spiral staircase that leads to the first floor and off the main corridor are two further office rooms and a large board room with feature window. There is a store room, kitchen and toilet which serves this floor.

The building is currently being refurbished internally by the owners.

Floor Area:

Net Internal Area (NIA) 1,600 sq ft (148.7 m²)

Price:

£19,200 Per Annum

Tenure:

New Lease Available

Service Charge:

The tenant will pay a fair and proper contribution towards the cost of the common areas, based on sq ft occupied.

Rateable Value

To be confirmed, source: 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 £2000 once terms are agreed this will be deducted off the first payment of rent.

Deposit:

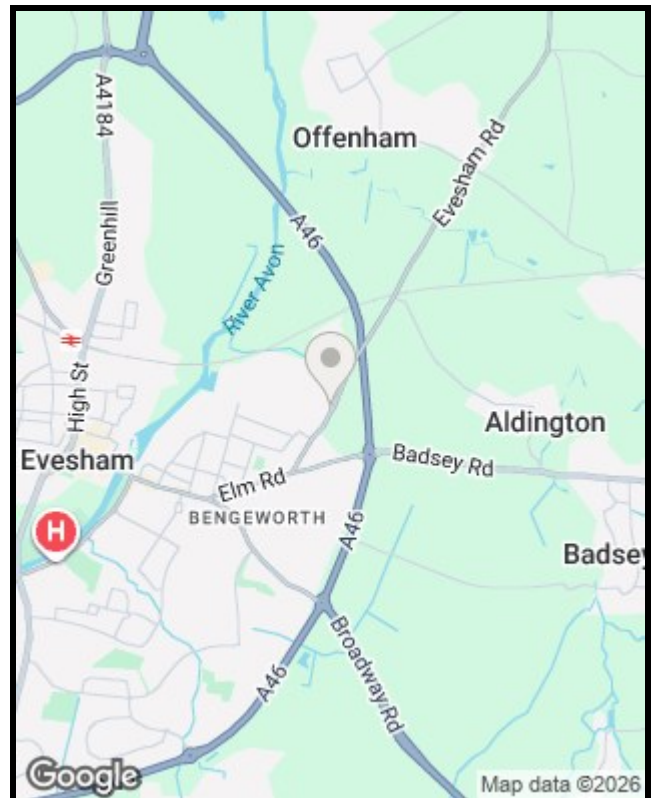
The landlord may ask the tenant to provide a deposit, this is typically the equivalent of three months worth of rent but could change and is subject of the tenant's financial status.

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 to be confirmed. A full copy of this report will be available from the agent's office upon request.



Viewing:

Viewing strictly by prior appointment with sole agent:

Richard Johnson:

Westbridge Commercial Ltd
1st Floor Offices
3 Trinity Street
Stratford Upon Avon
CV37 6BL
Tel: 01789 415 628
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.



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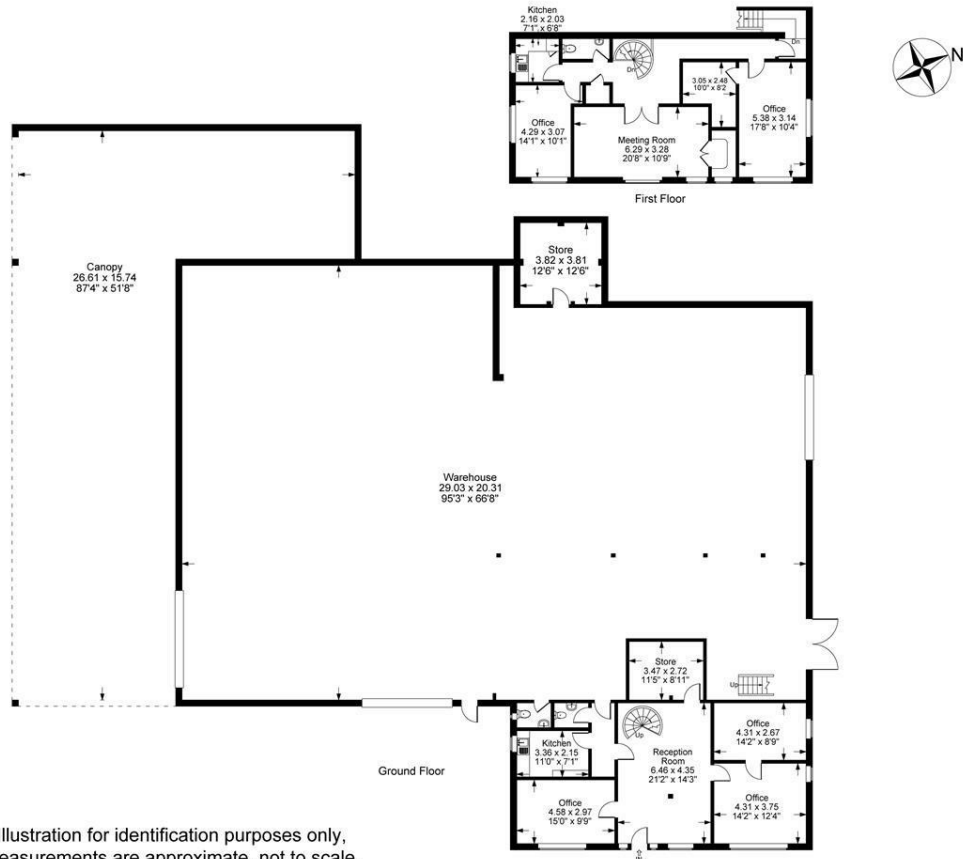


Illustration for identification purposes only, measurements are approximate, not to scale.