

westbridge

COMMERCIAL

TO LET

PERIOD CONVERSION OFFICES



Unit 2 Lauriston Business Park, Pitchill, Evesham



Richard Johnson



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www.westbridgecommercial.co.uk

- 3,801 sq ft (353.27 m²)
- Period Conversion Offices
- Private Gated Estate
- Courtyard Garden
- High Speed Internet

Unit 2 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:

Lauriston Business Park is a rural business park situated at the end of an impressive tree lined drive just off the B4088 which links to the A46 giving excellent main road access to the M5, M42 & M40 motorways. Lauriston Business Park is a privately owned secure gated estate with a mix of quality offices and refurbished warehouses. The site is surrounded by open countryside and has the benefit of a modern working environment with high speed broadband within the buildings.

Unit 2 is a two storey office building set over two floors constructed from traditional brick work with pitched tile roof and trusses. The property has been reconfigured and refurbished in recent times, giving an excellent balance of open plan office space with separate private meeting rooms and directors offices.

The accommodation is laid out as follows. The property is accessed via a courtyard area, through a main set of entrance doors leading to a reception area with a glass partitioned boardroom located on the right-hand side and a further meeting room located to the left. There are ground floor male and female toilet facilities along with a newly fitted kitchen with a mix of base units, wall units, worktop and sink with drainer. The balance of the ground floor is set out as two open plan office areas, with windows bringing in lots of natural light on both elevations. There is an access door which leads to a private courtyard area which the tenants of Unit 2 have the right to use.

From the main reception area of the ground floor is a doorway which leads to a further exit door and the staircase, at the top of the staircase on the left-hand side is a meeting room/ directors office, as you turn right from the hallway there is a second kitchen area with a mix of base units, wall units, worktops and sink. There is a further small meeting room to the left-hand side and the balance of the accommodation is laid out as two open plan office areas with windows on all three elevations.

As part of the recent remodelling of the building all lighting has been upgraded to LED units, the heating and cooling system is now powered by air-conditioning units and the property is due to be redecorated when the current tenants vacate the building at the end of March 2026.

Externally the property has up to 20 allocated parking spaces and 24 hour access to the estate via the gate entry system at the top of the drive.

Floor Area:

Net Internal Area (NIA) is 3,801 sq ft (353.27 m2).

Price:

£45,612 Per Annum

Tenure:

New Lease Available

Service Charge:

To be confirmed.

Rateable Value

£43,750 (1 April 2023 to present), 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:

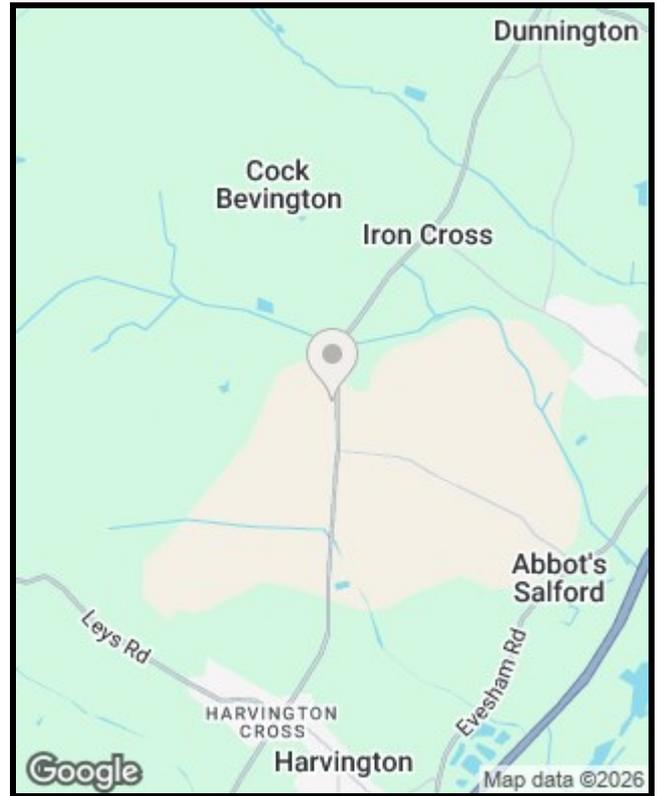
Standard commercial terms are that the landlord insures the building and the tenant pays the landlord the cost of the buildings insurance annually. The tenant will be responsible for insuring their own stock, content and liabilities.

Legal Costs & Holding Deposit:

Each party pays their own legal costs. The landlord may request a holding deposit of £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 = D.
A full copy of this report is available from the agent's office upon request.

Viewing:

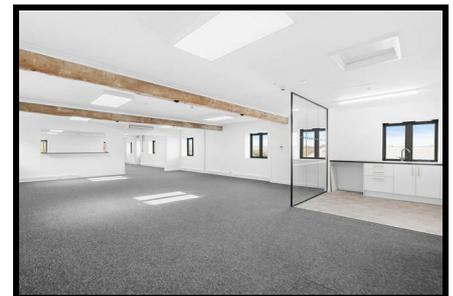
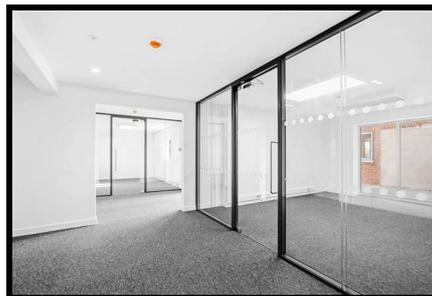
Viewing strictly by prior appointment with sole agent:

Richard Johnson:

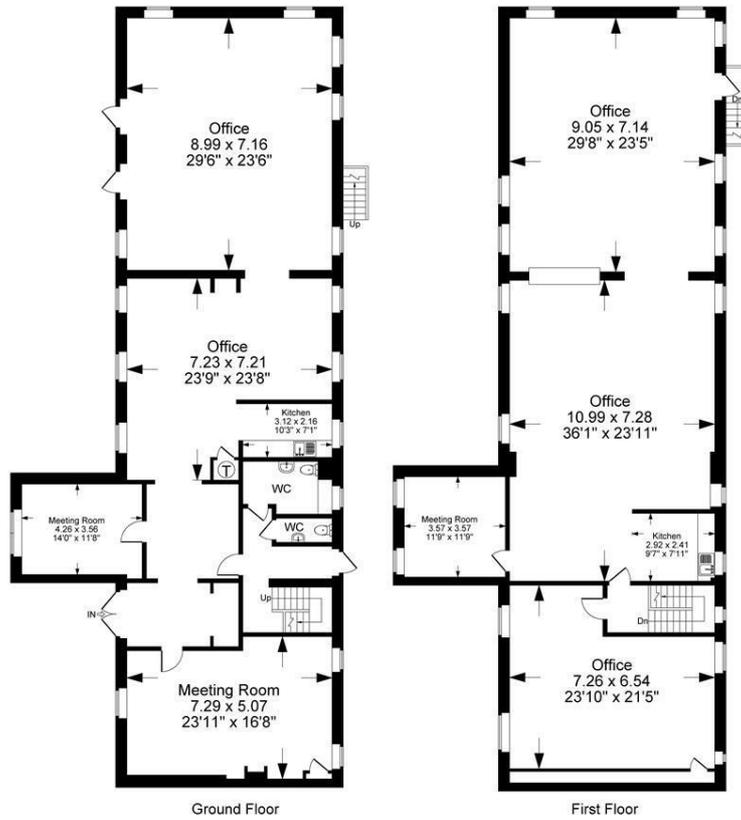
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GDPR:

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.



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Ground Floor

First Floor

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

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