

For Lease

Office

Unit 3

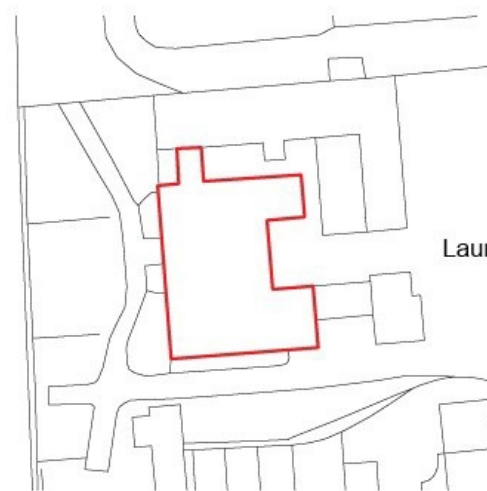
Lauriston Park, Pitchill, Evesham WR11 8SN

BROMWICH
ARDY
024 7630 8900
www.bromwichhardy.com

9,435 Sq Ft
£90,000 Per Annum

Key Features

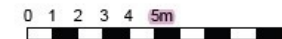
- 24 Hour Access
- Security System with Gated Access
- Ample parking onsite
- Electric Vehicle Charging
- Passenger Lift for 1st Floor Access
- Ideal location for HQ Offices
- EPC - C



Location Plan 1:500@A2



Ground Floor Plan 1:200@A2



Unit 3 Lauriston Park
Pitchill, Evesham, WR11 8SN

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Location

Lauriston Park is a rural secure & gated business estate between Stratford and Evesham with good access to the M5, M42 and M40 Motorways. Set in the grounds of a former manor house the estate has an impressive tree-lined drive and has a mix of high-quality offices and refurbished warehouses and the estate benefits from high-speed broadband (up to 100MBPS).
Google Maps Link: <https://maps.app.goo.gl/W5Ks3b5pivgX66No7>

Description

Unit 3 is a modern block built and rendered two-storey office, with good natural light. The premises are served by a lift, exposed ceilings, and raised floors. Both floors are self-sufficient. The building is an ideal location as a Headquarters with the benefit of an open plan accommodation. It also offers opportunities to create cellular offices or a showroom.

Accommodation

Area	Sq Ft	Sq M
Ground Floor	4,717.5	438.26
First Floor	4,717.5	438.26
Total	9,435	876.51

Business Rates

Previous Rateable Value: £87,500 PA
<https://www.tax.service.gov.uk/business-rates-find/valuations/7926991000?valuationId=26683725000>

Tenure

Available via assignment or a new lease directly with the landlord.

EPC

EPC - C
<https://find-energy-certificate.service.gov.uk/energy-certificate/2318-3053-0807-0000-7301>

VAT

This property is registered for VAT (Value Added Tax).

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With over 250 years
of combined
experience, trust
Bromwich Hardy to
safeguard your
commercial property.



Service Charge

Further information available upon request.

Legal Costs

Each party is to bear their own legal and surveyors costs incurred in this transaction.

Viewing

Strictly by appointment with the agent Bromwich Hardy.



Rob Lord

Contact us with any queries about the property or to book a viewing

02476 308 900

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Tom Bromwich

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