



Laurison Park, Evesham, WR11 8SN

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

£45,612 Per

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- Approx. 3,801 ft² (353.27 m²)
- Secure fenced and gated estate
- Ample parking
- Set in rural location
- Internet download speeds of up to 100MBPS

To Let - High-Quality Period Conversion Offices in a Private, Gated Estate

Location

Lauriston Business Park occupies an attractive rural position accessed via an impressive, tree-lined driveway from the B4088. The road provides direct links to the A46, enabling excellent access to the M5, M42 and M40 motorway networks. The business park is a short drive from Evesham and the surrounding villages, offering convenient access to local amenities while benefiting from a quiet, countryside setting.

Description

Unit 2 forms part of a distinctive period-style development, set within a secure, privately owned business park comprising high-quality offices and refurbished commercial buildings. The estate offers a professional yet tranquil working environment with modern infrastructure, including high-speed internet throughout.

The property is arranged over two floors and constructed in traditional brickwork beneath a pitched tiled roof with exposed structural features, providing a blend of character and contemporary office accommodation.

Internally, the space has been thoughtfully reconfigured to deliver a balanced mix of open-plan areas, private offices, meeting rooms, and boardroom facilities. The ground floor is approached via a central courtyard and features a welcoming reception area with glazed partitions to a boardroom on one side and a meeting room on the other. The floor also provides male and female WCs, a recently installed kitchen, and two generous open-plan office spaces benefitting from natural light on both sides. A doorway from this area leads out to a private courtyard garden exclusively for Unit 2 occupiers. Recent improvements include upgraded LED lighting and a modern air-conditioning system providing both heating and cooling. The unit will be redecorated once the current tenant vacates in March 2026.

Lease Terms

Available on a new lease, terms to be agreed.

Accommodation

Net Internal Area (NIA): 3,801 ft² (353.27 m²)

Services

Single phase electricity, mains water supply and drainage to the estate septic tank

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. Amount applicable to be confirmed.

Legal costs and VAT

Each party to bear their own legal costs. A £1,000 holding deposit may be requested once terms are agreed, deductible from the first rent payment.

The property is elected for VAT and is therefore chargeable on all sums quoted.

Energy Performance Certificate

Energy Performance Rating: D 78

A copy of the certificate is available on request.

Business Rates

Rateable Value: £43,750 (as of 1 April 2023)

Prospective tenants should verify rates payable with the local authority and check eligibility for any available reliefs.

Viewing

To discuss the property or to arrange a viewing please contact the commercial Team: 01386 765700 or commercial@sheldonbosleyknight.co.uk

Important notes

We are required by HMRC to conduct anti-money laundering checks on all parties with an interest in the property and accordingly we will require forms of identification in due course. Particulars: These Particulars do not constitute an offer or contract and should not be relied upon as being factually accurate, the photographs show only part of the property and the areas, measurements and distances given are approximately only. A buyer or a lessee must make their own enquiries or inspections and should not solely rely on these Particulars or other statements by Sheldon Bosley Knight. VAT: The VAT position relating to the property may change without notice.

For further information please email commercial@sheldonbosleyknight.co.uk