



Station Road, Evesham, WR11 8JJ

# £4,250 Per

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- First Floor Modern Office
- 422 ft<sup>2</sup> Net Internal Area
- Designated & Overflow Parking
- Flexible Terms Available

Available Immediately. Well presented first floor serviced office suite, with pleasant views of the surrounding estate, and ample parking.

## Location

Haddonsacre is a mature and thriving Business Park with landscaped gardens enjoying a rural location overlooking open fields. Ample car parking exists around the site on a gravelled drive. This established rural office development on the outskirts of Evesham offers easy accessibility with good transport links to the local road networks.

## Description

The accommodation provides adjoining offices with the main office extending 26.92m<sup>2</sup> (289 ft<sup>2</sup>) with the secondary office extending 12.32m<sup>2</sup> (132 ft<sup>2</sup>). The office offers bright and modern first floor office space featuring energy efficient LED lighting and large windows that allow for plenty of natural light throughout the day. The office offers a comfortable and productive working environment and ample on-site parking available for staff and visitors.

## Services

The Service charge covers all of the common area cleaning, alarm, air conditioning and on site maintenance. The cost of this is to be confirmed.

## Tenure

The property is available to let on a short term monthly rolling licence.

## Service Charge

## Business Rates

Business Rates: TBC

Qualifying businesses with a rateable value of £12,000 or below currently get 100% relief. This relief will decrease on a sliding scale for rateable values between £12,000 to £15,000. In addition, such businesses will have their bill calculated using the small business rates non-domestic rates multiplier. Enquire at [www.wychavon.gov.uk](http://www.wychavon.gov.uk) for more details.

## VAT

## Viewings

To discuss the property or arrange a viewing please contact the Commercial Team: 01386 765700 or email [commercial@sheldonbosleyknight.co.uk](mailto: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](mailto:commercial@sheldonbosleyknight.co.uk)**