



Lauriston Business Park, Evesham, WR11 8SN

**SHELDON  
BOSLEY  
KNIGHT**

LAND AND  
PROPERTY  
PROFESSIONALS

£11,500 Per  
Annum

- Extending Approx. 761ft<sup>2</sup> (70.69m<sup>2</sup>)
- Business Rates: £8,500
- Secure Fenced and Gated Estate
- £11,500+VAT Per Annum
- EPC: B
- Modern Open Plan Office

**\*\*INCENTIVES AVAILABLE\*\*** A single storey brick-built office building under a pitched roof. Unit 1.1 is self-contained with WC and a kitchen. The property has been fully refurbished and extends 70.69sq.m (761 sq.ft.).

### Location

Lauriston Business Park is set in the rural location of Pitchill located near Evesham in Worcestershire. It's situated approximately 7 miles North East of Evesham town centre. Evesham is a market town in the Wychavon district of Worcestershire, known for its picturesque setting on the banks of the River Avon.

### Description

Situated at the end of a tree lined drive, Unit 1.1 provides a newly refurbished open plan ground floor office with high ceilings and ample amounts of natural light, complimented with exposed beams and original features. Extending approx. 761 ft<sup>2</sup> (70.69m<sup>2</sup>) Net Internal Area.

### 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. Current Service Charge 5-year average is £583.57 per annum.

### VAT

The building is VAT elected and accordingly VAT is chargeable to both the rent and the Service Charges.

### Term

3-5 year lease term is anticipated on a Full Repairing and Insuring lease.

### Business Rates

Business Rates: £8,500.

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.

### EPC

The Energy Performance rating is rated B.

### Legal Costs

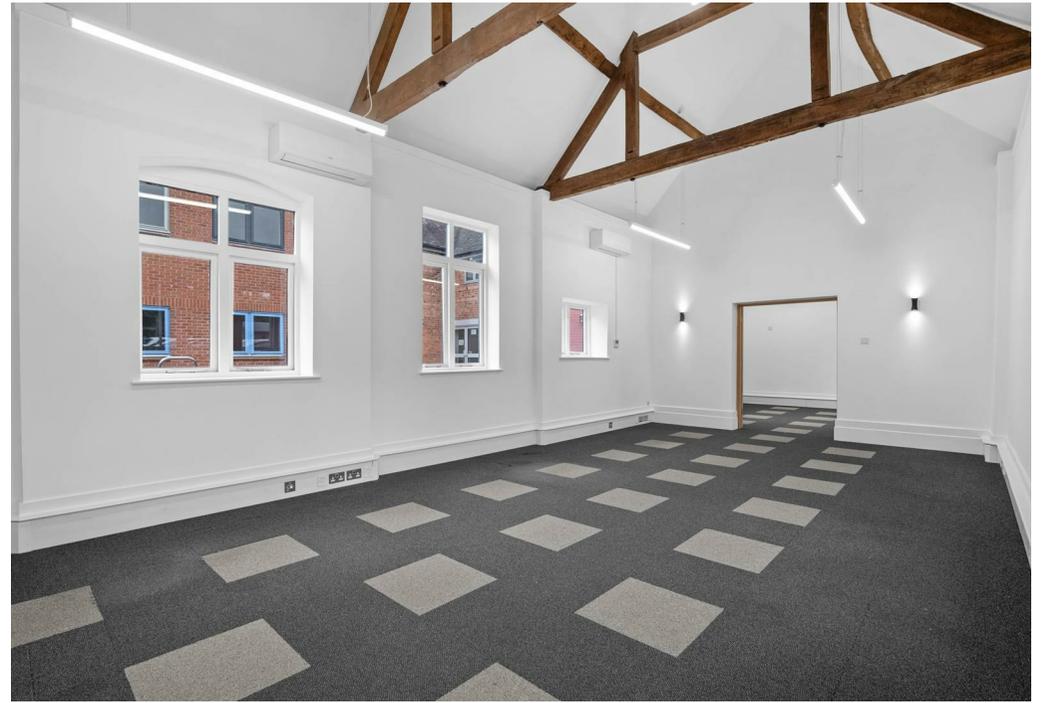
Each party will be responsible for their own legal costs associated with the preparation of the lease.

### Viewings

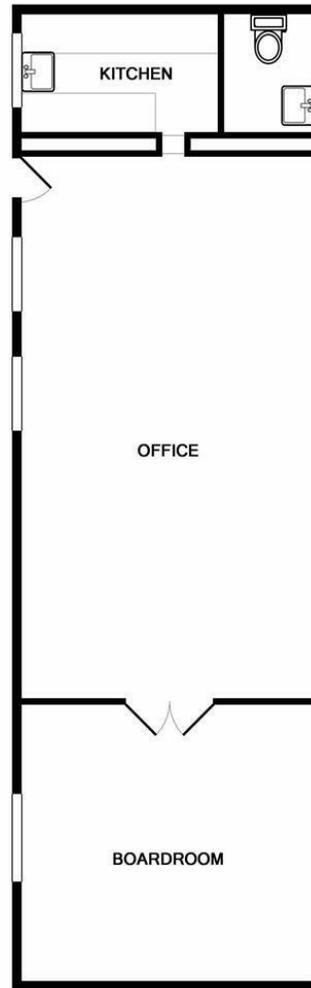
To arrange a viewing please contact the commercial Team on [commercial@sheldonbosleyknight.co.uk](mailto:commercial@sheldonbosleyknight.co.uk) or 01386 765700

### 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.



# Plan



This floor plan is not to scale and is for guidance purposes only  
Made with Metropix ©2007

For further information please email [commercial@sheldonbosleyknight.co.uk](mailto:commercial@sheldonbosleyknight.co.uk)