



Abbey Lane, Evesham, WR11 4BY

**SHELDON  
BOSLEY  
KNIGHT**

LAND AND  
PROPERTY  
PROFESSIONALS

# £10,000 Per Annum

- Located on a small business development
- Net Internal Area 80.88m<sup>2</sup> (870.19ft<sup>2</sup>)
- Comfort Cooling Units - heating and cooling
- Four car parking spaces.

Commercial premises on the first floor of 6 Abbey Lane Court.

The offices are of brick construction under a pitch tiled roof. Internally, they are finished with a suspended ceiling, CAT II Fluorescent Light fittings and Mitsubishi Comfort Cooling Units providing heating and cooling for the main office areas. Supplementary heating is provided by electric panel heaters. The office has perimeter trunking to ease wiring internally, and the flooring is finished with carpet tiles.

## Location

Located just off Abbey Lane being less than five minutes from the town centre, with good access from the A46.

Abbey Lane Court is a small business estate occupied by various tenants including Parkinson Wright Solicitors, Raycom and Buzz Electrical. The unit benefits from allocated car parking spaces.

## Accommodation

Communal Entrance Hall leading to communal toilets. Access to first floor offices is via an internal concrete staircase to first floor hallway. Part glazed entrance door leads to first floor offices.

First Floor Offices comprise:

Main open-plan Office:

9.88m x 7.05m (+ 0.83) = 70.48m<sup>2</sup> (758.38ft<sup>2</sup>) This area has been subdivided with internal part glazed partitions to create defined working areas and a reception.

Kitchen:

2.61m x 2.19m = 5.72m<sup>2</sup> (61.50ft<sup>2</sup>)

Hallway:

2.64 x 1.47 (+0.80) = 4.68m<sup>2</sup> (50.31ft<sup>2</sup>)

## Lease Terms

Anticipated 2 -3-year lease

## Facilities

Shared communal toilets with ground floor office occupied by Evesham Town Council.

## Services

The offices are served by electricity, water and foul drainage. Each floor shares a meter, costs apportioned on area.

## Business Rates

£10,000 gross rateable value. Effective Date: 01.04.2026.

## EPC

Energy Efficiency Rating C.

## Availability

The offices will be vacated on a month's notice to the existing tenant. It can be part furnished if required.

## Viewing

Strictly by prior arrangement through the agent's office. To discuss the property or arrange a viewing please contact:

Tony Rowland 07787125909

Ben Maiden 01386765700

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)**