



Deer Park Business Centre, Eckington, Pershore WR10 3DN

## Modern offices in a unique rural location

- Suites ranging from 604 sq ft (56.11 sq m) to 1,346 sq ft (125.05 sq m)
- Situated in a rural location with stunning views all round
- Well presented, modern office accommodation
- Under eight miles from the M5 motorway
- Abundance of on-site car parking
- Close to Pershore, Worcester, Cheltenham and beyond

Viewing and further information: call us on **01905 676169**  
[www.GJSDillon.co.uk](http://www.GJSDillon.co.uk)

# To Let

## Deer Park Business Centre, Eckington, Pershore WR10 3DN

### Location

Deer Park Business Centre is situated on the slopes of Bredon Hill being three miles south of Pershore, nine miles south of Worcester and under eight miles by road from Junction 9 of the M5 Motorway.

The offices are situated in stunning surroundings with views up Bredon Hill and out across the River Severn valley over to the Malvern Hills.

### Description

The office accommodation has been finished to a good standard with fully carpeted floors, suspended ceilings and self contained facilities including kitchenettes and WCs.

The offices are access off a central courtyard which offers plenty of car parking, along with a generous overflow car park.

The following suites are available:

|             |             |             |
|-------------|-------------|-------------|
| The Stables | 604 sq ft   | 56.11 sq m  |
| The Loft    | 663 sq ft   | 61.59 sq m  |
| Suite 2     | 1,346 sq ft | 125.05 sq m |
| Suite 4     | 785 sq ft   | 72.93 sq m  |

### Tenure

The property is available on a new business lease for a term of years to be agreed.



### Guide Rental

|             |            |            |
|-------------|------------|------------|
| The Stables | £600 pcm   | £7,200 pa  |
| The Loft    | £675 pcm   | £8,100 pa  |
| Suite 2     | £1,450 pcm | £17,400 pa |
| Suite 4     | £825 pcm   | £9,900 pa  |

\* pcm – per calendar month \* pa – per annum

### VAT

All prices, premiums and rents etc are quoted exclusive of, but may be subject to VAT at the prevailing rate.

### Rating Assessment

Each suite has a Rateable Value below the small rates threshold meaning that the property is eligible for full rates relief, subject to this being the company's only business premises.

### Legal Costs

Each party are to be responsible for their own legal costs incurred in this transaction.



These particulars are not to form part of a sale/letting contract and may be subject to errors and/or omissions therefore prospective purchasers/tenants must satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the sale/letting contract documentation or left in situ and gratis upon completion. Prospective purchasers/tenants are instructed to seek validation of all such matters prior to expressing any formal intent to purchase/lease. The property is sold/let subject to any rights of way, easements, wayleaves, covenants, any other issues or planning matters which may affect the legal title. Consequently, prospective purchasers/tenants are advised to seek validation of all above matters, prior to expressing any formal intent to purchase/lease.

**Viewing and further information:**  
call 01905 676169

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**GJS | Dillon**

The Commercial Property Consultants

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changing the way commercial property is perceived in our region

