



Abbey Lane, Evesham, WR11 4BY

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

£200,000

- Modern Office Accommodation – Well-presented interior with suspended ceilings, LED lighting, and a mix of open-plan and private meeting spaces.
- Bright, Airy Workspace – Large double-glazed windows offer excellent natural light throughout, creating a pleasant working environment.
- Ample On-Site Parking – Dedicated parking spaces directly in front of the building, providing convenient access for staff and visitors.
- Established Business Park Location – Situated in a professional setting with easy access to Evesham town centre and major transport routes.

Office Investment The property is let to Raycom Ltd on a full repairing and insuring lease for five years from 1 June 2022, with a current passing rent of £14,500 per annum plus VAT.

Location

Situated within the established Abbey Lane Court development in Evesham, this modern self-contained office unit offers well-presented accommodation suitable for a range of business uses. The property benefits from a prominent position, good natural light, and allocated on-site parking. Internally, the office provides a mix of open-plan workspace and private meeting rooms, with kitchen and WC facilities. The location offers excellent access to the A46 and wider regional road networks, making it ideal for both local and regional occupiers.

Description

A modern two-storey office building offering well presented accommodation with excellent natural light, showcased by bright, spacious interiors featuring large windows and suspended ceilings with integrated lighting. The layout includes open-plan and partitioned areas, ideal for a variety of business uses, and is enhanced by quality finishes and practical amenities such as wall-mounted heating units and perimeter trunking. The property benefits from ample on-site parking directly to the front of the building, within a well-maintained business park setting. Its attractive brick façade and professional appearance make it a strong option for occupiers seeking a presentable and functional office environment. The property extends approx. 1575 ft² (146.36m²).

Investment

The property is let to Raycom Ltd on a full repairing and insuring lease for a term of five years from 1 June 2022, expiring on 31 May 2027. A rent review was effective as of 1 June 2025, with the annual rent now set at £14,500 plus VAT. The lease includes standard commercial security provisions and benefits from the security of tenure provisions of the Landlord and Tenant Act 1954. Raycom Ltd is a financially sound, low-risk tenant with a strong credit profile with an international score of A and risk score of 77 with consistent shareholder equity. The company demonstrates timely payment behaviour and operates from a prominent location with over a decade of operating history and stable headcount, Raycom Ltd presents as a reliable and secure occupier for property investment purposes.

Services

This unit benefits from mains electricity, water and drainage.

Planning

Use Class Order was updated in September 2020, and the former B1(a) (Offices) and

A2 (Financial and professional services) now fall under the new Class E (Commercial, Business and Service).

For all planning enquiries, please contact Wychavon District Council on planning@wychavon.gov.uk or call 01386 565 565.

Business Rates

Ground Floor Unit 9 current rateable value: £8,100

1st Floor Unit 9 current rateable value: £8,800

Qualifying businesses with a rateable value of up to £12,000 currently receive 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 for more details.

Energy Performance Certificate

EPC Rating: 64 C Valid until 18 November 2029

Legal Costs

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

Viewing

Sheldon Bosley Knight have been instructed as the sole agent. To arrange a viewing please contact the 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



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