



Unit 3, Station Road, Offenham, Evesham, WR11 8JJ

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

£18,000 Per
Annum

- Ground Floor Modern Office
- Designated & Overflow Parking
- EPC - 39 B
- 1757 ft² (163.24m²) Net Internal Area
- Business Rates: TBC

Modern ground floor office space offering a high-quality fitout with flexible open plan accommodation, internal meeting rooms, kitchen facilities and on-site WCs, providing a contemporary and efficient working environment suitable for a range of occupiers.

Location

Haddonsacre Business Centre 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

Modern ground floor office accommodation finished to a high standard, providing a contemporary and efficient working environment. The space benefits from a high-quality fitout incorporating open plan office accommodation, a number of internal meeting rooms, fitted kitchen facilities and on-site WC provision. The layout offers flexibility for a range of occupiers, with excellent natural light and a design well suited to collaborative working and client-facing use.

Services

It is understood that electric, water and foul water drainage are connected to the property. All interested parties are advised to make their own enquiries with the suppliers to ensure continuity of supply.

Service Charge

The Service charge covers all of the common area cleaning, alarm, air conditioning and on site maintenance. An amended budget ahead of 2026 is currently being reviewed.

Tenure

The property is available on flexible lease terms.

Business Rates

Business Rates: TBC

Energy Performance Certificate

EPC - 39 B

VAT

The property is elected for VAT and therefore will be charged as additional.

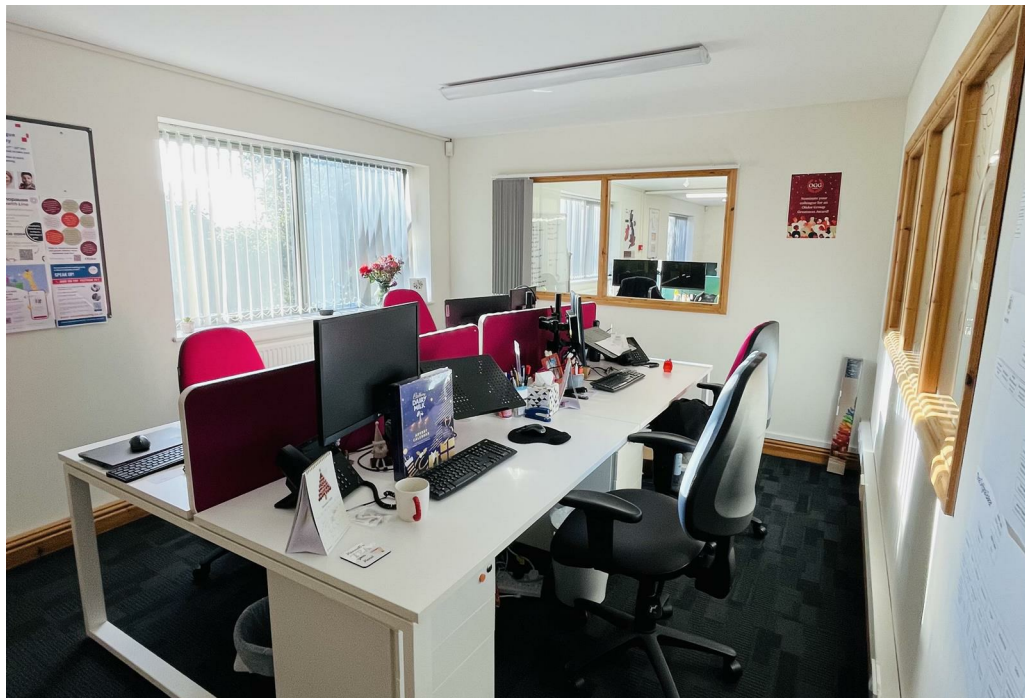
Legal Costs

Viewing

To discuss the property or arrange a viewing please contact the Commercial Team on commercial@sheldonbosleyknight.co.uk or call 01386 765700

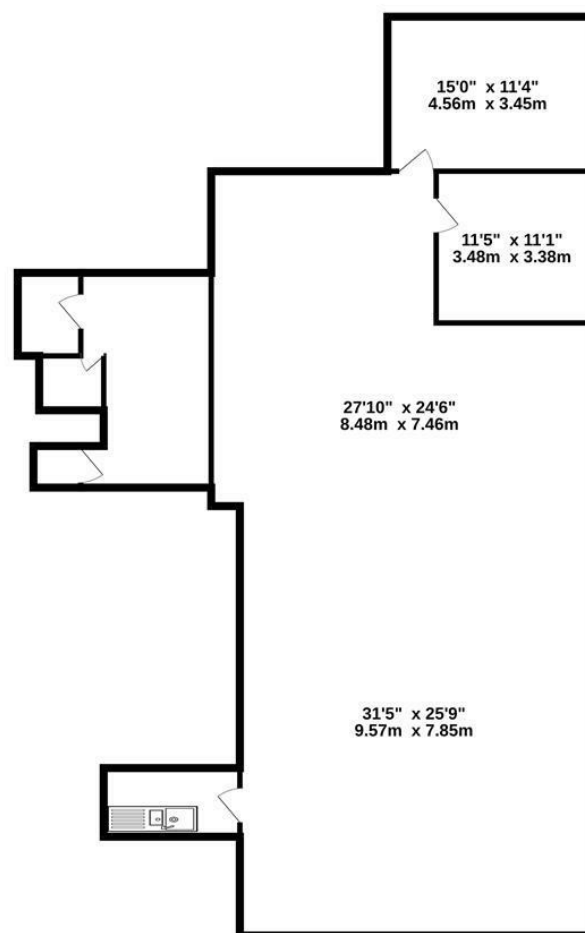
Important Notes

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

GROUND FLOOR
1757 sq.ft. (163.2 sq.m.) approx.



TOTAL FLOOR AREA : 1757 sq.ft. (163.2 sq.m.) approx.
This floor plan is not to scale and is for guidance purposes only
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For further information please email commercial@sheldonbosleyknight.co.uk