

INDUSTRIAL/WAREHOUSE UNITS

WITH YARD SPACE - AVAILABLE IN WHOLE OR PARTS



Units 8 & 9 Lauriston Business Park, Pitchill, Evesham



Richard Johnson



Sephie Portwood



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www.westbridgecommercial.co.uk

- Quality Warehouse/Showroom/Offices
- Separate Yard
- Option to Let Unit & Yard Separately or Split Units 8 & 9
- Yard 1,927.64 m² or 20,749 sq ft GEA
- Units 8 & 9 Combined 1,381.45 m² or 14,864 sq ft GIA

Units 8 & 9 Lauriston Business Park, Pitchill, Evesham WR11 8SN

Location:

From Evesham take the 2nd Exit off the Twyford Roundabout, the B4088 signposted Norton and Harvington. After Harvington continue for a couple of miles, Lauriston Park is on the left-hand side and is signposted.

Please Note that upon approaching the Business Park access is restricted - details to be given upon confirmation of appointment.

Description:

From the front elevation you enter Unit 9 from a pedestrian door into a reception room and from this room is a hallway to the toilet facilities and a kitchen/breakout room. There is a staircase to the first floor which is laid out in two open plan offices areas, the lower office has a window over looking the main warehouse showroom floor which has been previously used to stock motorhomes. At ground floor level the warehouse accommodation is L shaped with roller shutter access via Unit 8 and the potential for further roller shutter access via Unit 9. The units have eaves heights of 4.55 m and 6.88 m.

Externally there is parking to the front elevation and an area of land to the rear against the hedge for further parking. A service road wraps around the building giving access for deliveries to the properties. Opposite the units is an area of yard with gravel underfoot measuring some 1,927.64 m² or 20,749 sq ft GEA.

Floor Area:

Units 8 & 9 Combined 1,381.45 m² or 14,864 sq ft GIA
Yard 1,927.64 m² or 20,749 sq ft GEA

Price:

Units 8 & 9 £111,480 pa + VAT
Yard £31,123 pa + VAT

Tenure:

New Lease Available

Service Charge:

Service charge estimate for 2026-27 is £17,269.22.

Rateable Value

Unit 8 - 1 April 2026 £57,000 & Unit 9 - 1 April 2026 £23,750; source: www.voa.gov.uk.

Rates Payable:

The rates payable are calculated as a multiplier of the rateable value. If the rateable value is £12,000 or less, small businesses may be entitled to 100% rates relief providing the property is their only business premises. Any interested applicants should contact the local authority and verify the multiplier and check if any rates relief is available for their business.

Insurance:

Standard commercial terms are that the landlord insures the building and the tenant pays the landlord the cost of the buildings insurance annually. The tenant will be responsible for insuring their own stock, content and liabilities.

Legal Costs & Holding Deposit:

Each party pays their own legal costs. The landlord may request a holding deposit of £2000 once terms are agreed this will be deducted off the first payment of rent.

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VAT:

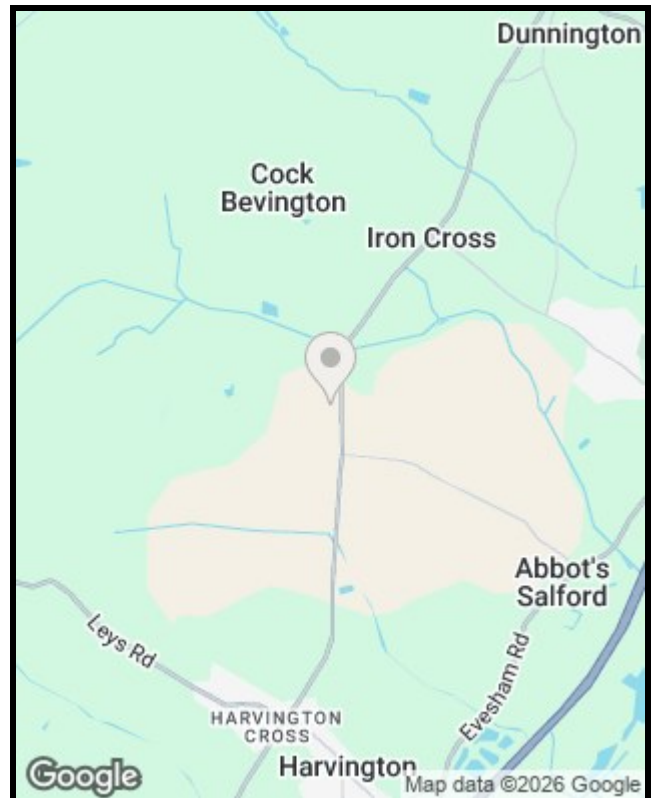
Value Added Tax at the prevailing rate is applicable on all costs shown in these particulars apart from business rates.

EPC:

The Energy Performance Rating of the property is = D. A full copy of this report is available from the agent's office upon request.

Viewing:

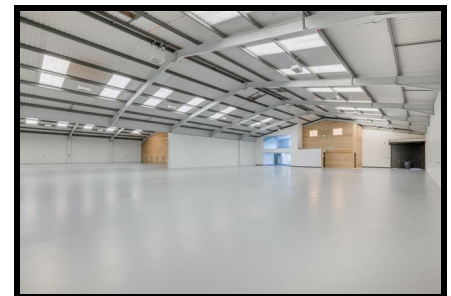
Viewing strictly by prior appointment with sole agent:

**Richard Johnson:**

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GDPR:

You have requested a viewing of a property and therefore we will require certain pieces of personal information from you in order to provide a professional service to you and our client. Should you wish to take up a tenancy the process will involve collecting personal information about you or your company which will need to be shared with our client and Credit Safe or other credit referencing agencies. We will not share this information with any other third party without your consent. More information on how we hold and process your data is available on our website www.westbridgecommercial.co.uk.



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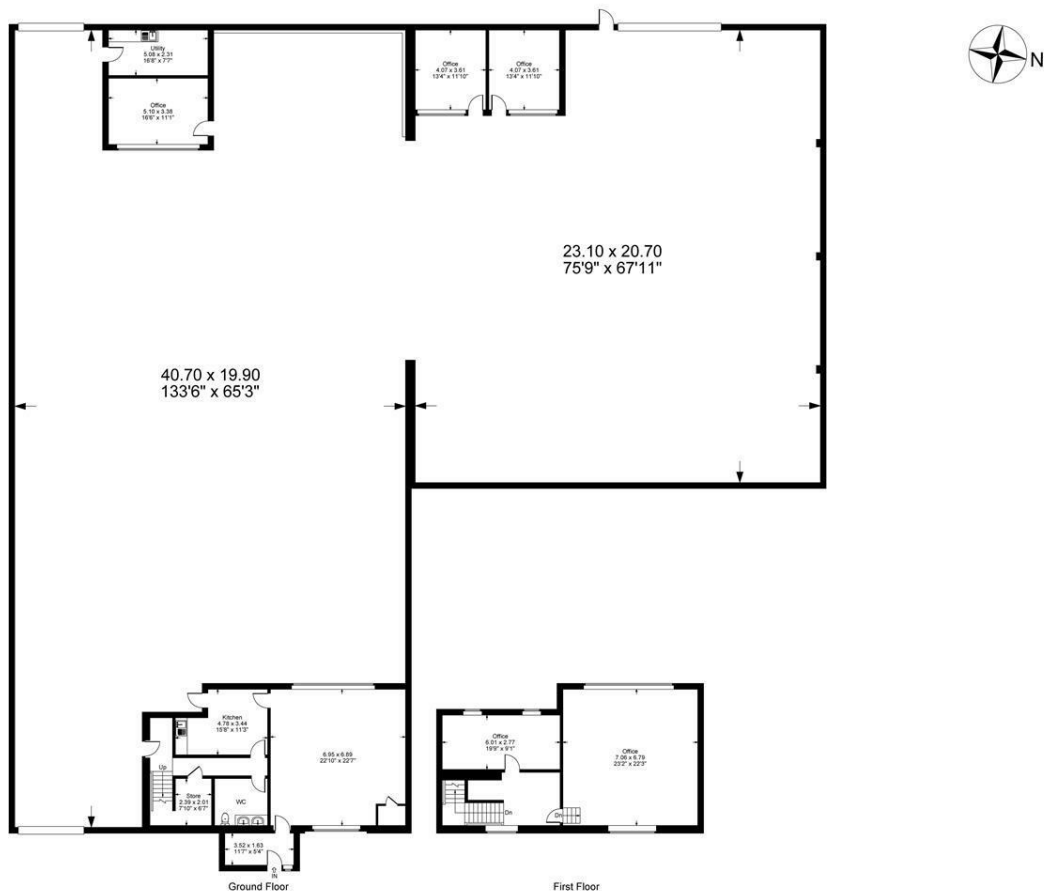


Illustration for identification purposes only,
measurements are approximate, not to scale.