



Bond Industrial Estate, Evesham, WR11 7RL

£10,000 Per Annum

- Total Net Internal Area approximately - 116.39m² (1252ft²)
- Underfloor heating
- Air-conditioned
- 5 Car Parking Spaces plus visitor spacing
- Secured Site
- EPC - C
- Current rateable value (1 April 2026 to present) £11,000

An excellent opportunity to secure a semi-detached light industrial unit with dedicated parking, situated within a secure location. Extending to approximately 116.39m² (1,252 sq.ft) NIA, this well-presented unit is perfectly suited for a variety of business uses.

Externally, the site offers convenient loading access and allocated parking

Location

Bond Industrial Estate is situated just off the A44 at Wickhamford, approximately 5 miles from Evesham. It is a Rural Estate with excellent views towards Bredon whilst being within half an hours drive of Cheltenham, Worcester, Redditch and Stratford-upon-Avon. Transport access is good to the M5, M40 and M42 and London is 2 hours to the south. There is a Main Line Railway Station at Evesham.

Accommodation

Underfloor heating on the ground floor and Air Conditioning on the First Floor with Cat II Lighting and networking throughout, the Unit is suitable for all modern business uses. In brief on the ground floor a lobby leads to the main office. There is a WC and Storeroom off with stairs leading to the first floor where the area has been subdivided to provide two offices with a corridor to a Kitchenette and a further WC. The Unit occupies one of the quieter areas of the Estate and wold have no passing traffic.

Ground Floor Office - 53m² (565ft²)
Ground Floor Store - 9m² (97ft²)
First Floor Offices - 49m² (524ft²)
Total Net Internal Area - 116.39m² (1252ft²)

Services

Mains Water, Main Drainage and Mains Electricity: Single Phase (Three Phase available on site) Ingoing tenant to confirm continuity of supply

Service Charge

The Service charge Includes, security lights, CCTV, Security Gate, Car parks, Roads, Hedge cutting. General estate maintenance in communal areas, gutters, and gullies.

Charges occur annually in September

Lease Terms

3-5-year lease terms are anticipated on a full repairing and insuring lease. A deposit of 3 months will be held by the landlord during the term which will not accrue interest. Payment will be due on the 24th of each month.

Insurance

The landlord will insure the property and recharge the premium to the tenant.

Legal Costs and VAT

On agreement of the Heads of Terms and prior to the drafting of the lease, the ingoing tenant to pay £650 plus Vat towards the Legal costs (This to be held by the landlord). The landlord will contribute £350.00 plus VAT towards the costs incurred in drafting the leases.

The Property is elected to VAT

Viewing

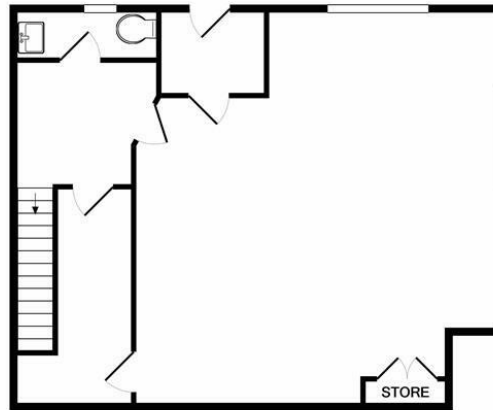
To arrange a viewing please contact the commercial Team: 01386 765700

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.



Plan



GROUND FLOOR



1ST FLOOR

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