



Bond Industrial Estate, Evesham, WR11 7RL

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

£15,000 Per Annum

- Extending to approximately 1,300 sq.ft
- No Motor Trade
- EPC: C
- On site parking
- Current rateable value (1 April 2026 to present) £11,500

An excellent opportunity to secure a semi-detached light industrial unit with dedicated parking, situated within a secure location. Extending to approximately 122.62m² (1,320 sq.ft), this well-presented unit is perfectly suited for a variety of business uses.

The property features a full-height roller shutter door and separate pedestrian access, leading into an open-plan workshop area, a dedicated office space, and well-maintained staff facilities. Internally, the unit benefits from modern lighting throughout, a three-phase electricity supply.

Externally, the site offers convenient loading access and allocated parking

Location

Bond Industrial Estate is a well-established and secure business park, set on the edge of rural area while offering excellent connectivity to nearby towns and regional transport routes. The estate comprises a mix of light industrial, trade, and storage units, making it a versatile base for a range of businesses.

Conveniently located just off the A44 at Wickhamford, Bond Industrial Estate consists of approximately twenty units and lies around 5 miles west of Evesham. The estate enjoys attractive views of the surrounding countryside, yet benefits from its proximity to the Vale of Evesham's thriving industrial sector. The location offers strong road links to Cheltenham, Worcester, Redditch, Stratford-upon-Avon, and Gloucester all within roughly a 30-minute drive. Additionally, the M5, M50, and M42 motorways are easily accessible, and Evesham boasts a mainline railway station with direct services to key destinations.

Accommodation

All accommodation is approximate
Ground Floor:

Industrial: 46.87m² (504 sq.ft)

Rear Office 20.91m² (225 sq.ft)

Kitchen and W.C 6.55m² (70 sqft.)

First Floor office / Store 48.33m² (520 sq.ft)

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.

Rent payment the 24th of each month.

Services

Three phase electricity, mains water and drainage, the tenant is to ensue the 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. Changes occur annually in September

Insurance

The landlord will insure the property shell and recharge the premium to the tenant. Tenant is responsible for contents insurance

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 for VAT

Viewing

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

Important Notes

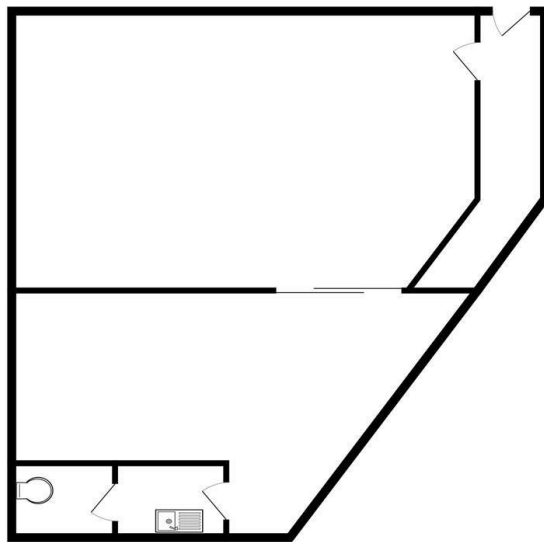
We are required by HMRC to conduct anti-money laundering checks on all parties with an interest in the property and accordingly we will require forms of identification in due course. Particulars: These Particulars do not constitute an offer or contract and should not be relied upon as being factually 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

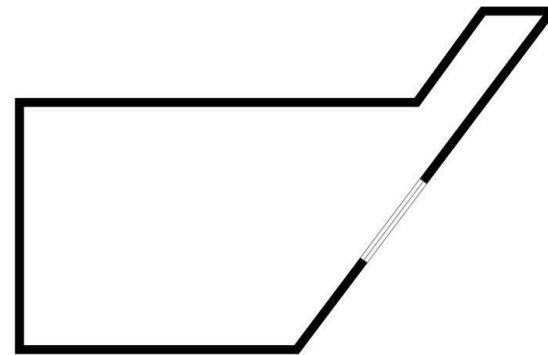


Plan

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