

To Let

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The Commercial Property Consultants



The Garden House, Queen Elizabeth Drive, Pershore, WR10 1PZ

## Central Pershore Office

- 762 sq ft (70.81 sq m) NIA
- Self-contained office space over two floors
- Parking permits available
- Central Pershore location
- Excellent links to junctions 6 and 7 of the M5

Viewing and further information: call us on **01905 676169**  
[www.GJSDillon.co.uk](http://www.GJSDillon.co.uk)



# To Let

## The Garden House, Queen Elizabeth Drive, Pershore, WR10 1PZ

### Location

The Garden House is situated to the north of Pershore town centre, on Queen Elizabeth Drive. Queen Elizabeth Drive connects to Station Road (A4104), one of the main arterial roads in and out of Pershore.

Pershore is a busy Worcestershire market town with a very active business community and a number of well established commercial and office sites situated around the town centre (which include the subject, Pershore Trading Estate and Keytec 7), all of which benefit from close proximity to the motor network with Junctions 6 and 7 of the M5 motorway being situated approximately six miles to the north west of Pershore town centre.

### Description

The Garden House is a detached office building arranged over the ground and first floors. Over the ground floor there is an office and kitchen. There are a further two offices on the first floor along with a storage area and WC/bathroom facilities. The property benefits from gas central heating.

Parking permits are available for staff members in the local car parks.

Ground Floor	400 sq ft	37.22 sq m
First Floor	362 sq ft	33.59 sq m
<b>Total</b>	<b>762 sq ft</b>	<b>70.81 sq m</b>

### Tenure

The property is available on a new business lease for a term of years to be agreed.

### Energy Performance Certificate (EPC)

The property has an energy performance rating of D (97)



**Guide Rental £9,600 per annum**

### VAT

All prices, premiums and rents etc are quoted exclusive of, but may be subject to VAT at the prevailing rate.

### Rating Assessment

Rateable Value - £7,400 – This property may benefit from small business rates relief

### Legal Costs

Each party are to be responsible for their own legal costs incurred in this transaction.



These particulars are not to form part of a sale/letting contract and may be subject to errors and/or omissions therefore prospective purchasers/tenants must satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the sale/letting contract documentation or left in situ and gratis upon completion. Prospective purchasers/tenants are instructed to seek validation of all such matters prior to expressing any formal intent to purchase/lease. The property is sold/let subject to any rights of way, easements, wayleaves, covenants, any other issues or planning matters which may affect the legal title. Consequently, prospective purchasers/tenants are advised to seek validation of all above matters, prior to expressing any formal intent to purchase/lease.

**Viewing and further information:**  
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The Commercial Property Consultants

Embedded in the business community, we are experts in our field:  
changing the way commercial property is perceived in our region

