



107 High Street, Evesham, WR11 4EB

£3,000 P.A

- Second Floor office To Let
- Allocated parking at the rear
- Inclusive Rent
- Rateable Value £1,825

The property is a traditional imposing three storey Edwardian building of brick construction with pitch tiled roof. Access is via either the front door onto the High Street or the rear to the Car Park.

### Location

Office 11 is located at 107 High Street in an area which over the years has become the main location for professional firms within the town. Evesham is an expanding market town lying adjacent to the River Avon. Facilities within the town are good including an active industrial base. There are excellent road communications to junction 9 of the M5 (approximately 10 miles) at Tewkesbury and junction 6 at Worcester (approximately 15 miles.) There is also good access to the M40 with Warwick being approximately 22 miles) the M42 south Birmingham (approximately 17 miles.) the town also benefits from a main line train connection to London.

### Lease Terms

3-5-year lease terms are anticipated

### Legal Costs

Each party will be responsible for their own legal costs associated with the preparation of the lease

### Viewing

To discuss the property or 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.

VAT: The

VAT position relating to the property may change without notice.

For further information please email [commercial@sheldonbosleyknight.co.uk](mailto:commercial@sheldonbosleyknight.co.uk)