



Briar Close, Evesham, WR11 4JQ

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

£35,000 P.A

- Industrial Unit to Let
- Self-contained with Yard
- EPC: TBC
- Prime Location
- On Site Parking
- Ratables Value: £25,500

Access to the unit is via a large concertina folding door in the front elevation with a further pedestrian door into the reception area. Internally on the ground floor there is a reception area with a further two offices and a WC with two offices on the first floor. There is access from the office area into the industrial to the rear. The industrial presently has a mezzanine floor installed although there is no objection should the tenant wish to remove this.

The industrial section is constructed in northern light configuration with excellent natural light with further translucent panels in the pitched roof. Lighting underneath the mezzanine is by fluorescent tubes.

Location

Unit 2 is located to the north western end of the estate and is surrounded by similar industrial units. Briar Close is a busy Industrial Estate that has enjoyed high occupancy levels. The property is located to the northern end of Evesham High Street and benefits from relatively easy road access to Worcester Road and the A46 Evesham bypass. The property is situated in close proximity to Evesham Railway Station (Hereford to London Paddington line)

Accommodation

In detail the accommodation comprises:

Ground Floor

Reception = 6.58m² (70.8ft²)

Office 1 = 16.6m² (178.6ft²)

Office 2 = 11m² (118.4ft²)

WC = 2.6m² (27.92ft²)

Warehouse = 14.7m x 29.93m

giving 442.07m² (4756.63ft²)

First Floor

Office 3 = 24.42m² (262.72ft²)

Office 4 = 11.76m² (126.54ft²)

There is an external yard at the front of the unit with space to park a number of vehicles.

Terms

A new lease will be granted with an anticipated term of 3 to 5 years

Services

Electricity and mains water supply and mains foul water drainage are connected to the property. Ingoing tenants are expected to confirm the continuity of supply

Legal Costs

Each party to meet their own costs associated in the drafting and agreeing of the Lease.

Viewing

To discuss the property or to arrange a viewing please contact the commercial Team on 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