



Deer Park Hall, Pershore, WR10 3DN

£650 (From) PCM

- Suite 5F: 37.55m² (404 ft²) NIA
- Rural Office Location
- Suite 5 Rateable Value: £3,550
- The Saddlery: 48.83m² (520 ft²) NIA
- Ample On-Site Parking
- The Saddlery Rateable Value: £4,150

Deer Park offices provide business space in Eckington, Pershore. Appealing to a variety of tenants, the offices offer modern facilities with on-site parking, conference facilities and flexible terms.

Location

Deer Park Business Centre has been created in an area of outstanding natural beauty and commands a unique position in the countryside, yet is only 6 miles from the M5 Motorway Network and has easy access to the cities of Worcester and Cheltenham, and the local towns of Pershore, Tewkesbury and Evesham.

The Saddlery

The Saddlery:

Main Office: 39.83m² (428 ft²)
Office/Storage: 8.55m² (92.03 ft²)
Net Internal Area: 48.38m² (520 ft²)

£650 + VAT Per Calendar Month
£7,800 + VAT Per Annum

A metered electricity supply is available. Telephone lines are thought to be connected to the unit, these will be subject to transfer negotiations. The suite is equipped with mains water and foul water. A service charge is levied against each tenant, currently budgeted at £1.50 per ft². High speed Internet provisions are available with 100mgb upload/download speed. Tenant to make own enquiries with providers.

Office: 5F

Suite 5F:

Office: 37.55m² (404 ft²)

£740.66 + VAT Per Calendar Month
£8,888 + VAT Per Annum

Suite 5F is a fully serviced office which benefits from all inclusive facility fees with access to communal kitchens and WC's. All communal areas are cleaned on a daily basis by on-site staff. Incoming tenants will have responsibility for arranging their Internet and Telephone provisions.

Facilities

The offices can accommodate ample amounts of free parking with designated visitor parking. There are also conference facilities available on site for larger meetings or presentations and access to the spectacular gardens and grounds during the week.

Business Rates

The Saddlery Suite Rateable Value: £4,150
Suite 5F Rateable Value: £3,550

Qualifying businesses with a rateable value of up to £12,000 or below currently get 100% relief. This relief will decrease on a sliding scale for rateable values between £12,000 to £15,000. In addition, such businesses will have their bill calculated using the small business rates non-domestic rates multiplier. Enquire at www.wychavon.gov.uk for more details.

Legal Costs

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

Viewing

To arrange a viewing please contact the commercial Team on commercial@sheldonbosleyknight.co.uk or 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.



Plan

THE SADDLERY
528 sq.ft. (49.0 sq.m.) approx.

SUITE 5F
407 sq.ft. (37.9 sq.m.) approx.



TOTAL FLOOR AREA : 935 sq.ft. (86.9 sq.m.) approx.
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