

For Lease

Office

## Unit 3

Lauriston Park, Pitchill, Evesham WR11 8SN

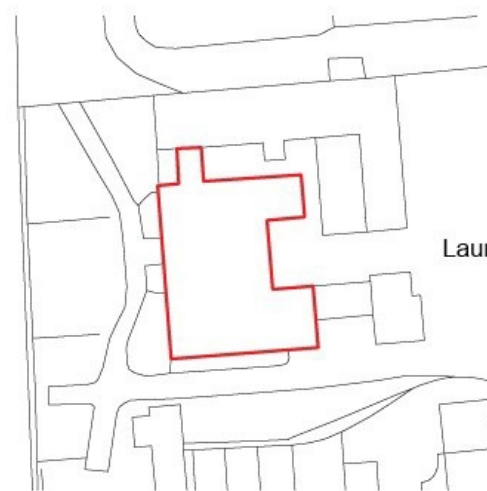
**BROMWICH**  
**ARDY**  
024 7630 8900  
[www.bromwichhardy.com](http://www.bromwichhardy.com)

9,435 Sq Ft  
£90,000 Per Annum



## Key Features

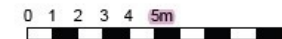
- 24 Hour Access
- Security System with Gated Access
- Ample parking onsite
- Electric Vehicle Charging
- Passenger Lift for 1st Floor Access
- Ideal location for HQ Offices
- EPC - C



Location Plan 1:500@A2



Ground Floor Plan 1:200@A2



Unit 3 Lauriston Park  
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## Location

Lauriston Park is a rural secure & gated business estate between Stratford and Evesham with good access to the M5, M42 and M40 Motorways. Set in the grounds of a former manor house the estate has an impressive tree-lined drive and has a mix of high-quality offices and refurbished warehouses and the estate benefits from high-speed broadband (up to 100MBPS).  
Google Maps Link: <https://maps.app.goo.gl/W5Ks3b5pivgX66No7>

## Description

Unit 3 is a modern block built and rendered two-storey office, with good natural light. The premises are served by a lift, exposed ceilings, and raised floors. Both floors are self-sufficient. The building is an ideal location as a Headquarters with the benefit of an open plan accommodation. It also offers opportunities to create cellular offices or a showroom.

## Business Rates

Previous Rateable Value: £87,500 PA  
<https://www.tax.service.gov.uk/business-rates-find/valuations/7926991000?valuationId=26683725000>

## Tenure

Available via assignment or a new lease directly with the landlord.

## EPC

EPC - C  
<https://find-energy-certificate.service.gov.uk/energy-certificate/2318-3053-0807-0000-7301>

## VAT

This property is registered for VAT (Value Added Tax).

**Unit 3, Lauriston Park, Pitchill, Evesham, WR11 8SN**

With over 250 years  
of combined  
experience, trust  
Bromwich Hardy to  
safeguard your  
commercial property.



### Service Charge

Further information available upon request.

### Legal Costs

Each party is to bear their own legal and surveyors costs incurred in this transaction.

### Viewing

Strictly by appointment with the agent Bromwich Hardy.



#### Caine Gilchrist

Contact us with any queries about the property or to book a viewing

02476 308 900

07806 767 073

caine.gilchrist@bromwichhardy.com

#### Rob Lord

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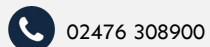
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