



FOR SALE

WAREHOUSE AND OFFICE

LAURISTON PARK
PITCHILL, Evesham, WORCESTERSHIRE
WR11 8SN



1,376 sq.m. (14,812 sq.ft.)

Approx. Gross Internal Area

- Approximately 13 miles south of Redditch/5 miles north of Evesham
 - Just off B4088 Redditch/Evesham Road
 - Modern office extending to 5,340 sq.ft.
 - Potential for expansion.
 - £600,000 – long leasehold 996 years





LOCATION:

Lauriston Park is located just off the B4088 Redditch to Evesham road just north of the village of Harvington, 13 miles south of Redditch and 5 miles north of Evesham. The B4088 provides access to the A46 which links directly to M40 and M5 Motorways.

DESCRIPTION:

The property comprises a warehouse/industrial building with an adjoining office building. The warehouse is of steel portal frame construction approximately 4.7m. (15ft. 4in.) to eaves accessed via an electric roller shutter door to both the front and rear elevations. The offices are finished to a good standard with perimeter trunking suspended ceilings and air conditioning.

To the front of the building there is an area of forecourt with hard standing to the rear.

ACCOMMODATION:

The Approximate Gross Internal Areas are:

	sq. m.	sq. ft.
Warehouse/Industrial Bay	880	9,472
Single Storey Offices	496	5,339
Total	1,376	14,812

TENURE:

For sale on the basis of a long leasehold interest for a term of 999 years from the 1st December 2006 at a peppercorn rent at £600,000 exclusive.

RATES:

Warehouse and Premises
Rateable Value; £61,000

SERVICE CHARGE:

A service charge will be levied to cover the cost of maintaining the common areas.

SERVICES:

The agent has not tested any apparatus, equipment, fixture, fittings or services and so cannot verify they are in working order or fit for their purpose. The tenant is advised to obtain verification from their solicitor or surveyor.



© Crown Copyright 2004 All Rights Reserved. Licence No : 100036451
Not to Scale, For Identification Purposes Only. Boundaries Marked Are Approximate.

LEGAL COSTS:

Each party is to be responsible for their own legal costs.

VAT:

All prices quoted are exclusive of VAT, which may be chargeable.

VIEWING:

Strictly via joint agents:

Harris Lamb
Lance Turner
01905 226660

Edward Symmons
Tim Simmons
121 200 7620

March 2009

Subject To Contract

