



RENT

£36,100

(per annum) (£12.50 per sq ft)



RATEABLE VALUE

£25,000

(per sq ft)



EPC RATING

B



Unit 9, Davies Road Trade Centre

Davies Road, Evesham, WR11 1XG

Leasehold | Trade Counter Unit | 2,888 Sq Ft (268.3 Sq M)



TO LET



Location

Davies Road Trade Centre is an established trade park off Davies Road close to the Four Pools Retail Park approximately 0.5 miles north of the A46 on the south side of Evesham. The town of Evesham in Worcestershire has a population of circa 23,500 and is located 16 miles east of Worcester, 13 miles north east of Tewkesbury (M5 J9) and 14 miles south west of Stratford upon-Avon. Evesham railway station provides direct links to Worcester and London Paddington.



Description

Unit 9 is of steel portal frame construction with an insulated profile steel roof, block and part insulated steel profile elevations. The unit benefits from a glazed pedestrian entrance and electrically operated roller shutter door. Each unit benefits from dedicated yard/loading and car parking with a welcoming glazed pedestrian entrance. The estate has attracted high profile trade counter occupiers including Screwfix, Buildbase, Tile Giant, Topps Tiles, Tool Station, Easy Bathrooms and Evesham Glass and Glazing.



Accommodation

The accommodation has been measured on a Gross Internal Area basis, the approximate area comprises:

Unit	Sq Ft	Sq M
9	2,888	268.3



Amenities



Roller Shutter



24/7 Access



Parking



Further information

Rent

£36,100 per annum exclusive (£12.50 per sq ft).

Tenure

The property is available to let by way of a new full repairing and insuring lease for a term of years to be negotiated.

Business Rates

Rateable Value 25,000
Rates Payable £12,475
2024/2025 Rates Payable 49.9p in the £.

Services

We confirm we have not tested any of the service installations and any occupiers must satisfy themselves as to the state and condition of such items.

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

Service Charge

A service charge is levied for the upkeep and maintenance of the common areas. Further details are available upon request.

EPC

Energy Performance Rating B.

Fixtures & Fittings

Any fixtures and fittings not expressly mentioned within these particulars are excluded from the letting.

Anti Money Laundering

The successful tenant will be required to submit information to comply with Anti Money Laundering Regulations.

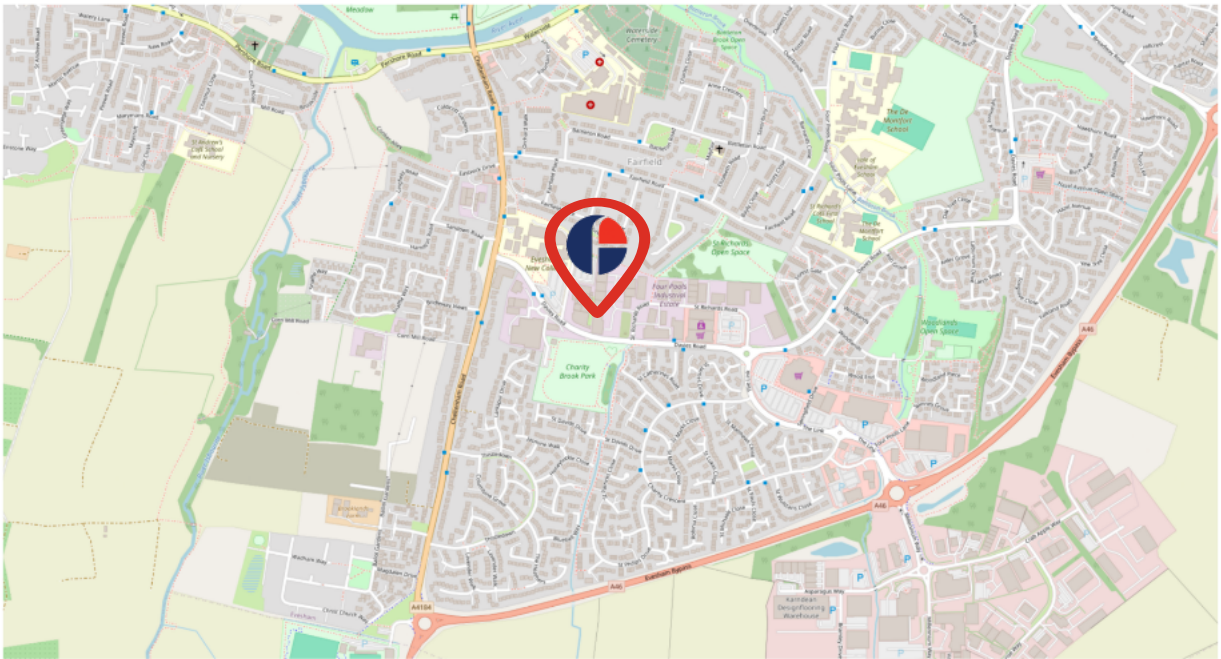
VAT

Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax (VAT). Any intending tenant should satisfy themselves independently as to VAT in respect of this transaction.

Viewings

By prior arrangement with Fisher German or our joint agents GJS Dillon.

Unit 9, Davies Road Trade Centre, Evesham



Produced on Jul 12, 2024.
© Crown copyright and database right 2024 (licence number 100055532)



	Approximate Travel Distances
	Locations • Worcester - 16 miles • Tewkesbury - 13 miles • Stratford upon Avon - 14 miles
	Nearest Station • Evesham - 1.5 miles
	Nearest Airport • Birmingham International - 35.3 miles

	Viewings
	Lauren Allcoat-Hatton
	01905 728 444
	07738 981 480
	lauren.allcoat-hatton@fishergerman.co.uk

Or our joint agents:
GJS Dillon
Jorge Bray - 07394 569 128 - jorgebray@gjsdillon.co.uk

fishergerman.co.uk

Please Note: Fisher German LLP and its Joint Agents give notice that: 1. They have no authority to make or give any representation or warranty on any property whether on their own behalf or on behalf of their clients or otherwise. 2. They do not owe any duty of care to you and assume no responsibility for any statements, representations, warranties or otherwise made in the particulars and you should not rely on those in the particulars. 3. The particulars are produced in good faith are set out as a general guide only and do not constitute or form an offer or a contract or part thereof. 4. Any photographs, descriptions, plans, measurements, distances and any other details in the particulars are approximate estimates only taken as the property appeared at the time and should not be relied upon as factually accurate. 5. Fisher German assumes prospective purchasers/tenants have carried out inspections to satisfy themselves that the information in the particulars is correct.

Particulars dated July 2024 Photographs dated July 2024.

