



TO LET

- Industrial Unit to Let
- GIA 224.14m²
(2412ft²)
- On Site Parking

Rent £12,000p.a.

Unit 5 Lyttleton Road

PERSHORE
WR10 2DF

**SHELDON
BOSLEY
KNIGHT**

Unit 5 Lyttleton Road

PERSHORE

Location

Unit 9 is located on the Lyttleton road Industrial Estate, part of the Pershore Trading Estate a well-established commercial estate, located towards the north of town.

The estate benefits from a main line railway station with links to Worcester, Oxford Redding and London as well as good road links to Worcester, with access to the motorways, the M5 motorway junction 6 and 7 is approximately 6 miles away.

Description

Unit 5 is a mid-terrace commercial unit, the majority of the unit is full height industrial with some office space and storage on the ground floor.

Lease Terms

New Lease terms available, negotiable terms available, anticipated term of 3- 5 years.

Services

Three phase electrical supply, water and drainage, Ingoing tenants are requested to make their own enquiries to ensure the continuity of the supply

Legal costs

Each party will be responsible for their own legal costs associated with the preparation of the lease
The property is not elected to VAT

EPC

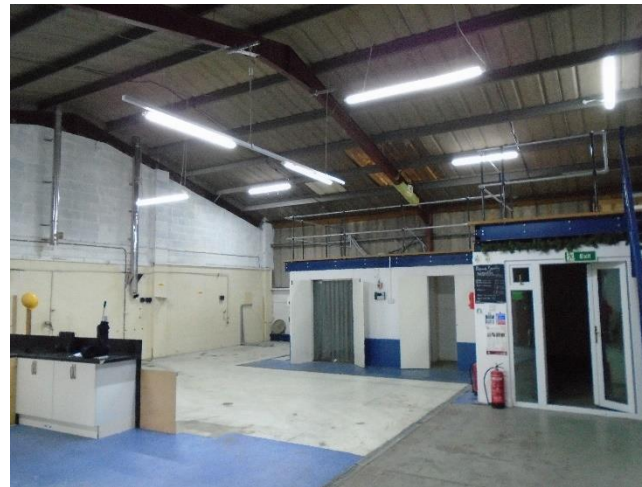
Energy Efficiency Rating: E

Accommodation

Industrial 134.07m² (1,442ft²)
Office and Storage 42.94m² (462ft²)
Kitchen 4.19m² (45ft²)
Mezzanine 42.94m² (462ft²)

Insurance

The landlord is responsible for buildings insurance and will recharge the cost of the premium to the tenant



Business Rates

Rateable Value: £5,300per annum

This property may be eligible for Small Business Rates Relief.

Viewing

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

01386 765700

commercialgroup@sheldonboskeyknight.co.uk

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.

Leamington Spa

29 Denby Buildings
Regent Grove
Leamington Spa
CV32 4NY
Tel: 01926 430555

Kenilworth

9 The Square
Kenilworth
Warwickshire
CV8 1EF
Tel: 01926 857595

Stratford-Upon-Avon

Morgan House,
58 Ely Street
Stratford-Upon-Avon
Warwickshire, CV37 6LN
Tel: 01789 292310

Shipston-on-Stour

The Comer House,
Market Place
Shipston-on-Stour
Warwickshire, CV36 4AG
Tel: 01608 661666

Evesham

1-3 Merstow Green
Evesham
Worcestershire
WR11 4BD
Tel: 01386 414900

Head Office.

Stratford Business and
Technology Park, Banbury Road
Stratford-upon-Avon,
Warwickshire, CV37 7GZ
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