

# TO LET

- Modern first floor Suite
- Car parking available
- Detached office unit
- Extending to  
20.84m<sup>2</sup>(224.20ft<sup>2</sup>)

**Exclusive monthly licence fee  
£1,500 plus VAT**

## Stanton Suite - De Montfort House

VALE PARK, EVESHAM  
WR11 1GS

**SHELDON  
BOSLEY  
KNIGHT**

# De Montfort House

## VALE PARK, EVESHAM

### Location

De Montfort House is located adjacent to Enterprise Way on Vale Park, Evesham. Vale Park is a mature industrial estate extending to 70 acres with a further 45 acres currently being developed as a mixture of offices and industrial units. Vale Park is located to the immediate south of Evesham and access to the road network is via the A46. Road communications are excellent. Junction 9 of the M5, approximately 10 miles at Tewkesbury, Junction 6 at Worcester (15 miles), M40 at Warwick (22 miles) and the M42 south of Birmingham (17 miles). Birmingham is 30 miles in a northerly direction and London is approximately 100 miles in a southerly direction.

Evesham has a mainline railway station at the northern end of the High Street.

Evesham has a population of approximately 24,000, it is well served with local facilities, which include a local hospital, primary, middle and high schools. There is an active tourist industry and the River Avon forms a focal point for visitors entering the town.

### Description

First floor suite availed to let. A prestigious, modern detached building providing high specification offices, offered on a 'to let' basis. There is a large breakout area on the first floor which is light and well decorated. There is also a lift and kitchen on the first floor.

### Accommodation

Stanton Suite – 20.84m<sup>2</sup>(224.20ft<sup>2</sup>)

### Services

Mains water and drainage and Mains electricity are connected. Interested parties are advised to make their own enquiry to ensure continuity of supply of services.

### Terms

Lease terms negotiable.

### Rates

Rateable value as listed by the 2017 listing:  
Stanton Suite - £2,650

### VAT

The building is registered for VAT therefore VAT will be chargeable on the rent.

### Legal costs

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

### EPC

Energy Efficiency Rating: E

### Planning

A2, B1 & B2 Use as defined by the 1987 Town & Country Planning Act, Use Class Order.

### Viewing

To discuss the property or to arrange a viewing please contact **Tony Rowland**:

01386 765700

[trowland@sheldonbosleyknight.co.uk](mailto:trowland@sheldonbosleyknight.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 Corner House,  
Market Place  
Shipston-on-Stour  
Warwickshire, CV36 4AG  
Tel: **01608 661666**

#### Evesham

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

#### Evesham (Commercial)

6 Abbey Lane  
Evesham  
Worcestershire  
WR11 4BN  
Tel: **01386 765700**



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