





Unit 6 Ratio Point, Evesham

Modern industrial unit on a popular Trade Park with occupiers including Screwfix, Toolstation, Topps Tiles and City Electrical Factors.

Location

Ratio Point is located adjacent to the Evesham Trade Centre on the Four Pools Industrial Estate. Nearby tenants include Build Base, Tile Giant, CEF, PTS, Magnet Trade, The Bathroom Studio and HSS Hire. Four Pools is a large estate occupied by a wide range of businesses anchored by Morrisons, Halfords, Currys, Countrywide and B & Q.

Description

Unit 6 is a modern unit of steel portal frame construction under a mono-pitch composite roof. The internal accommodation has a minimum eaves height of 3.6 m with a mezzanine floor to the rear. WC facilities are provided. The property is accessed by way of a vehicular door or pedestrian door and has all mains services including 3 phase electricity.



Accommodation

(Approximate gross internal areas)

Ground Floor	54.73 m2	(589 ft2)
Mezzanine	18.30 m2	(197 ft2)
Total	73.0 m2	(786 ft2)

Planning

Within Classes E and B8 of the Use Classes Order 1987.

EPC

The unit has an EPC Rating of B-36.

Rates

The Rateable Value on the Valuation Office Agency website is £4,100.

Prospective occupiers should check with the Local Authority to establish any transitional relief that may be applicable.

Terms

The property is offered to let for a term to be agreed.

Rent

£12,000 per annum exclusive.

Service Charge

A charge is levied by the Estate Landlord to cover the costs associated with the upkeep and maintenance of the common areas.

VAT

The property is elected for VAT.

Legal Costs

Each party to bear their own legal costs incurred in the transaction.





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Request a viewing

For further information or to request a viewing, please get in touch

Key Contact



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