

# UNIT TO LET

## 5,048 ft<sup>2</sup>



CLOSE PROXIMITY  
TO EVESHAM  
CENTRE



0.5 MILE NORTH  
OF THE  
A46



TENANTS INCLUDE  
TOPP TILES &  
SCREWFIX



INDICATIVE IMAGE



[www.ipif.com/evesham](http://www.ipif.com/evesham)

TRADE COUNTER/INDUSTRIAL/WAREHOUSE UNIT TO LET

**DAVIES ROAD** TRADE CENTRE  
DAVIES ROAD, EVESHAM, WR11 1XG





### 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 5 is of steel portal frame construction with an insulated profile steel roof, block and part insulated steel profile elevations. The unit forms the end of a terrace comprising City Electrical Factors, Tool Station, Evesham Glass & Glazing and Cromwell Tools. The unit benefits from a glazed pedestrian entrance and electrically operated roller shutter door.

### SPECIFICATION

- 6.02m (19'9 ft) clear internal height
- 1 electric roller shutter door (4m x 3m)
- WC
- Gas
- External Lighting
- 7 car parking spaces

### ACCOMMODATION

UNIT	FT <sup>2</sup>	M <sup>2</sup>
5	5,048	468.9



On behalf of the landlord



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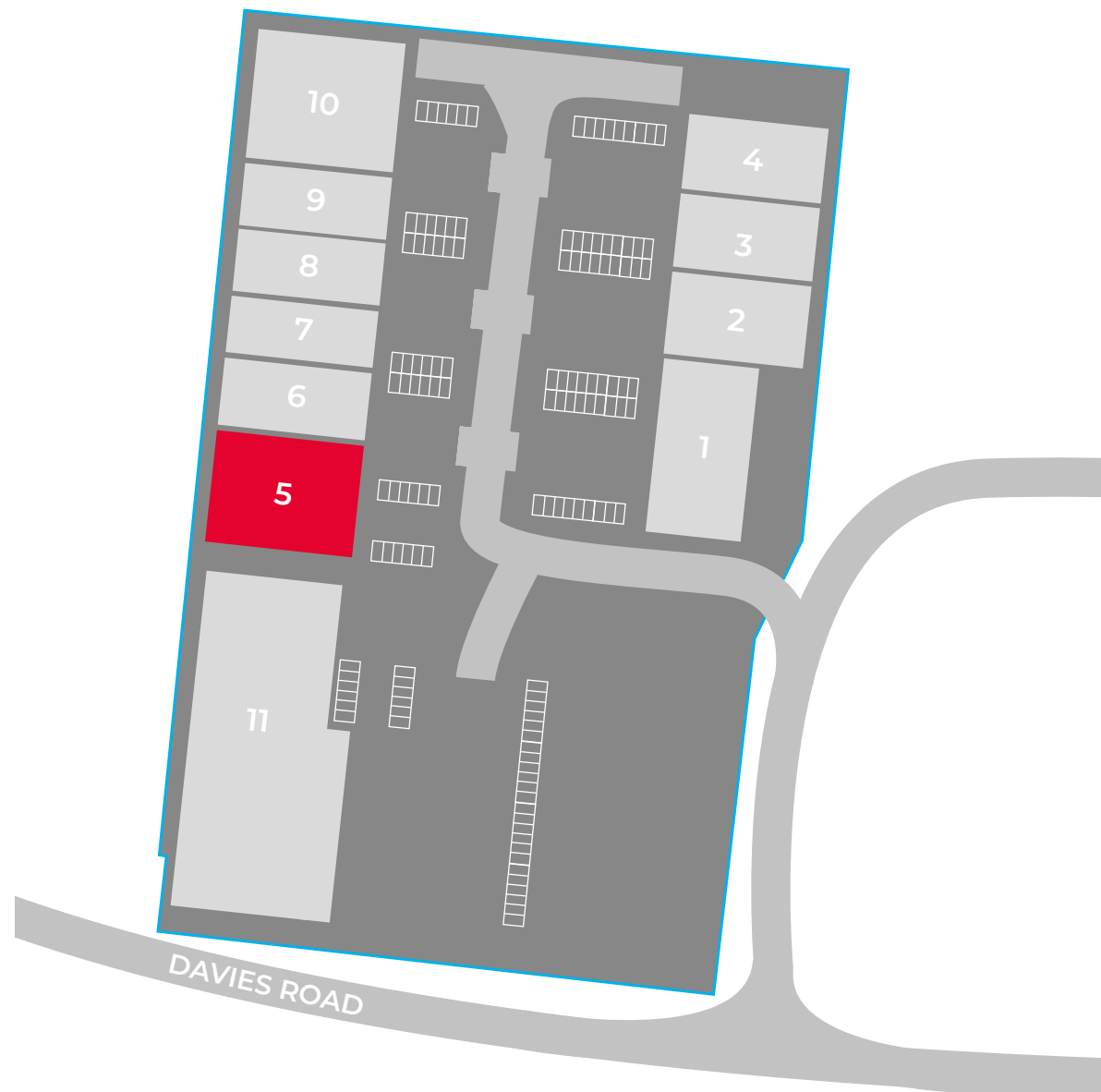
**Andrew Veitch**  
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# DAVIES ROAD TRADE CENTRE

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### AVAILABILITY SCHEDULE

UNIT	OCCUPIER	M <sup>2</sup>	FT <sup>2</sup>
1	TOPPS TILES	466.4	5,021
2	THE BATHROOM STUDIO	291	3,133
3-4	SCREWFIX	595	6,405
5	<b>TO LET</b>	<b>468.9</b>	<b>5,048</b>
6	CITY ELECTRICAL FACTORS	266	2,864
7	TOOLSTATION	265.9	2,863
8	EVESHAM GLASS & GLAZING	266.7	2,871
9	CROMWELL TOOLS	268.4	2,889
10	EASY BATHROOMS & TILES	469.9	5,057
11	BUILDBASE	1,163.3	12,522



On behalf of the landlord



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# DAVIES ROAD TRADE CENTRE

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## LEASE TERMS

The unit is available on new full repairing and insuring leases.

## BUSINESS RATES

Available upon request.

## SERVICE CHARGE

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

## LEGAL COSTS

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

## VAT

All figures quoted are exclusive of VAT, which is applicable on all IPIF Estates.

## ENERGY PERFORMANCE RATING

EPCs are available on request.



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