

EVESHAM

2,871 - 10,907 ft² (267 & 1,013 m²)

TO LET

RATIO POINT
INDUSTRIAL ESTATE

8/9/10

TOOLSTATION

CE F

Tile
Giant

BUILDBASE
BUILDING & TIMBER SUPPLIES

BWZ
ELECTRICAL LTD

Flooringstudio

eveshamglassandglazing
Windows Door Commercial Glaziers

SCREWFIX

Topps Tiles

www.ipif.com/evesham

IPIF
TRADE

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

The estate comprises a collection of high quality trade counter units of steel portal frame construction with attractive barrel vaulted roofs. Each unit benefits from dedicated yard/loading and car parking with a welcoming glazed pedestrian entrance and electrically operated roller shutter loading doors. The estate has attracted high profile trade counter occupiers including Screwfix, Buildbase, Tile Giant, Topps Tiles, City Electrical Factors and City Plumbing.

SPECIFICATION

- 6.02m (19'9 ft) clear internal height
- Electric roller shutter doors (4m x 3m)
- WCs
- External lighting
- Allocated car parking spaces

LEASE TERMS

The units are 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

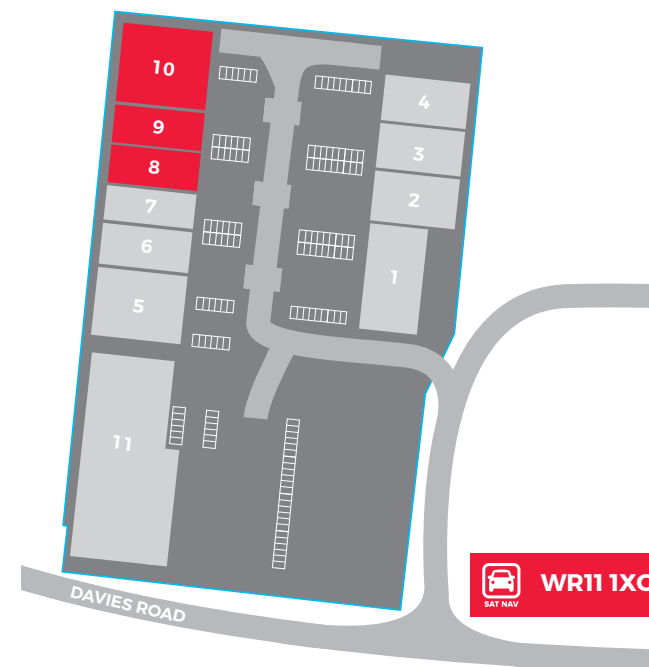
Each party will be responsible for their own legal costs incurred in this transaction.

VAT

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

ENERGY PERFORMANCE RATING

EPC's are available on request.



VIEWING Strictly by prior arrangement with the agents.

On behalf of the landlord

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DAVIES ROAD TRADE CENTRE

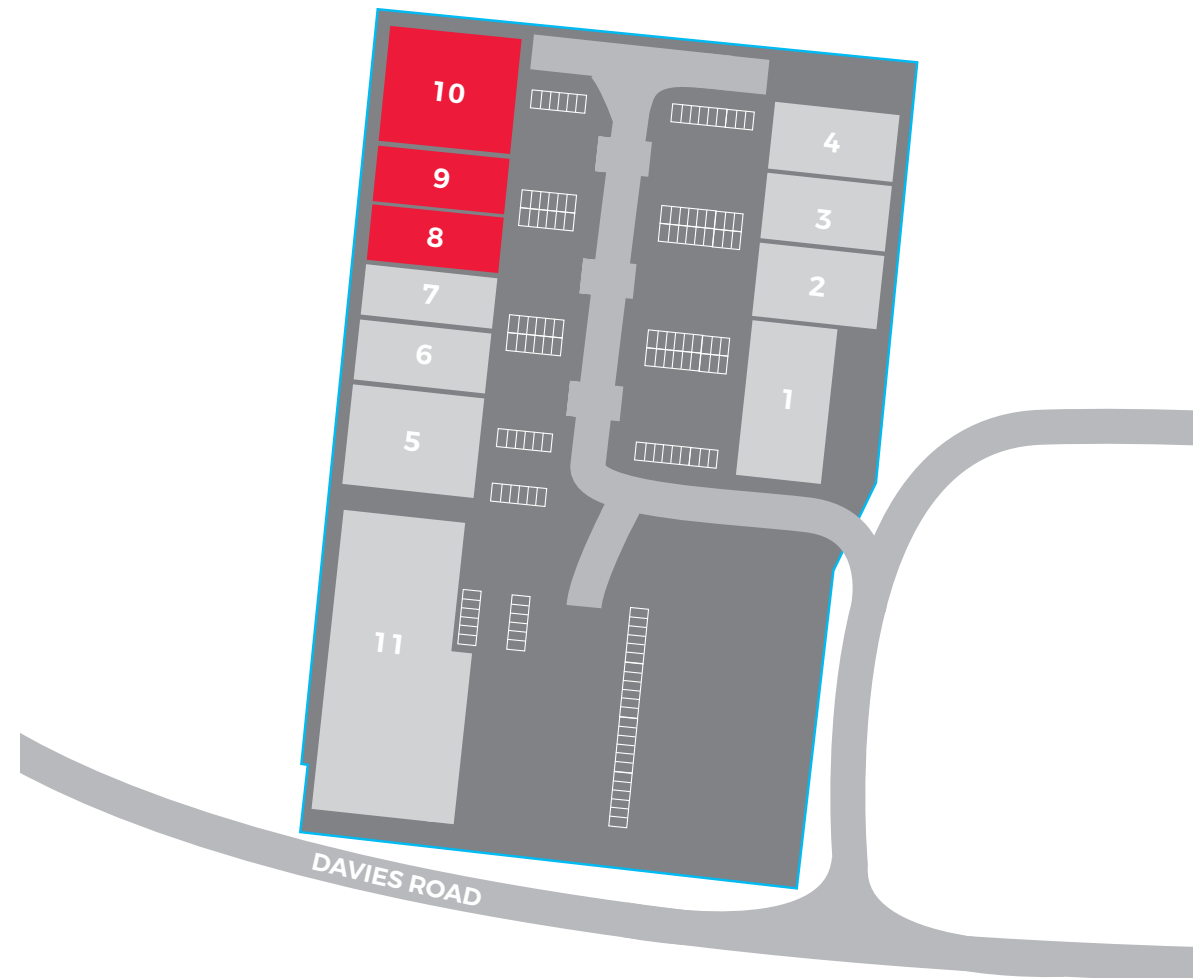
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EVESHAM

AVAILABILITY SCHEDULE

UNIT	OCCUPIER	M ²	FT ²
1	TOPPS TILES	466.4	5,021
2	THE BATHROOM STUDIO	291	3,133
3-4	SCREWFIX	595	6,405
5	TILE GIANT	468.7	5,046
6	CITY ELECTRICAL FACTORS	266	2,864
7	TOOLSTATION	265.9	2,863
8*	TO LET	266.7	2,871
9*	TO LET	268.4	2,889
10*	TO LET	469.9	5,057
11	BUILDBASE	1,163.3	12,522

* Units can be combined giving a total of: 10,907 ft² (1,013.63 m²)



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DESCRIPTION

Units 8, 9 and 10 are of steel portal frame construction with an insulated profile steel roof, block and part insulated steel profile elevations. The units are currently combined although can be split to meet occupier's requirements. They form the end of a terrace comprising Tile Giant, City Electrical Factors and City Plumbing. Each unit benefits from a glazed pedestrian entrance and electrically operated roller shutter door.

SPECIFICATION

- 6.02m (19'9 ft) clear internal height
- 3 electric roller shutter doors (4m x 3m)
- WCs
- Gas
- External lighting
- 13 car parking spaces

ACCOMMODATION

Available accommodation comprises of the following gross internal areas:

UNIT	M ²	FT ²	EPC
8	266.79	2,871	C-57
9	268.47	2,889	C-57
10	469.99	5,057	C-57
COMBINED TOTAL	1,013.63	10,907	



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