

To Let

GJS | Dillon

The Commercial Property Consultants



13a St. Richards Road, Four Pools Industrial Estate,  
Evesham, WR11 1XJ

### Warehouse / Industrial Space with Offices

- 10,915 sq ft (1,013.99 sq m)
- Minimum eaves height 5.7m
- Maximum eaves height 7.7m
- Warehouse access via 4 roller shutter doors
- Large secure yard
- Click [here](#) for a virtual tour of the property

Viewing and further information: call us on **01905 676169**  
[www.GJSDillon.co.uk](http://www.GJSDillon.co.uk)

# To Let

## 13a St. Richards Close, Four Pools Industrial Estate, Evesham WR11 1XJ

### Location

The property is situated within Evesham, to the south east of Worcestershire. Evesham is a market town within Wychavon which benefits from a population of approximately 25,000, according to the 2011 census. It is located approximately 14 miles south east of Worcester, 14 miles north east of Cheltenham, 27 miles south of Birmingham and 90 miles north west of London.

Evesham benefits from good road communications being on the A44; which provides access to Worcester, Oxford and Junction 6 of the M5 motorway (in approximately 25 minutes) and on the A46; which provides access to Redditch, Tewkesbury and Junction 9 of the M5 motorway (in approximately 20 minutes). Evesham also has a mainline station which provides a direct access to the Worcester stations, Oxford and London Paddington.

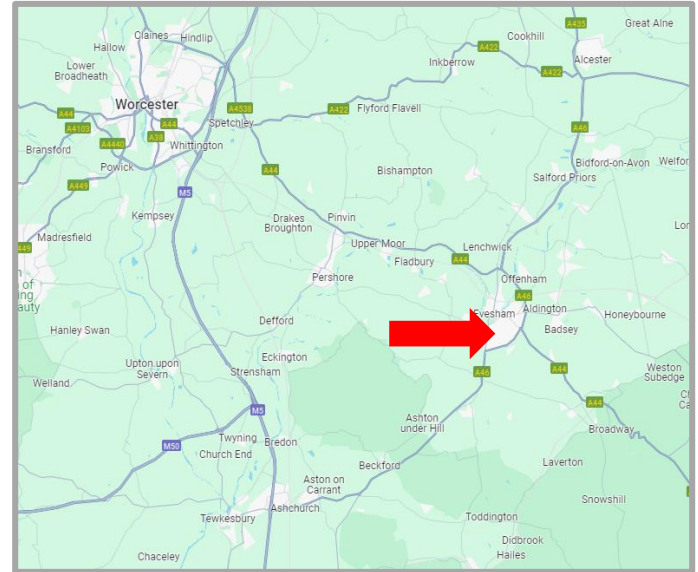
### Description

13A St. Richards Road comprises a detached industrial / warehouse property that is situated on the Four Pools Industrial Estate. The property is accessed directly off St. Richards Road and occupies a predominant position within the wider industrial estate.

Internally the property offers a large, rectangular industrial / warehouse area of the ground floor, which benefits from a minimum eaves height of 5.7m and a maximum eaves height of 7.7m. The warehouse is accessed via four roller shutter doors and a pedestrian door, along with access from the office space.

The office accommodation is situated to the front of the building and is arranged over the ground and first floors. At ground floor level there is an open plan office, WC and kitchen. At first floor level there are two further WCs, a meeting room, office and storage area.

Externally the property benefits from a large, secure yard, which offers parking, loading / unloading space and space to turn vehicles within. There is also an open storage area to the rear of the building.



### Guide Rental

**£75,000 per annum exclusive**

### Tenure

The property is available on a new business lease for a term of years to be agreed.

### Energy Performance Certificate (EPC)

The property has an energy performance rating of B (41) click [here](#) for further information.

### VAT

All prices, premiums and rents etc are quoted exclusive of, but may be subject to VAT at the prevailing rate.

### Rating Assessment

Rateable Value from 01/04/2026 - £78,500 click [here](#) for further information.

### Legal Costs

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

Ground Floor Warehouse	9,197 sq ft	854.37 sq m
Ground Floor Offices	859 sq ft	79.81 sq m
First Floor Offices	859 sq ft	79.81 sq m
<b>Total</b>	<b>10,915 sq ft</b>	<b>1,013.99 sq m</b>

These particulars are not to form part of a sale/letting contract and may be subject to errors and/or omissions therefore prospective purchasers/tenants must satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the sale/letting contract documentation or left in situ and gratis upon completion. Prospective purchasers/tenants are instructed to seek validation of all such matters prior to expressing any formal intent to purchase/lease. The property is sold/let subject to any rights of way, easements, wayleaves, covenants, any other issues or planning matters which may affect the legal title. Consequently, prospective purchasers/tenants are advised to seek validation of all above matters, prior to expressing any formal intent to purchase/lease.

**Viewing and further information:**  
Call: 01905 676169

**Jorge Bray**  
jorgebray@gjsdillon.co.uk

**Roy Wilkes**  
roywilkes@gjsdillon.co.uk

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The Commercial Property Consultants

Embedded in the business community, we are experts in our field:  
changing the way commercial property is perceived in our region

