

# DAVIES ROAD TRADE CENTRE EVESHAM

DAVIES ROAD • EVESHAM • WORCESTERSHIRE • WR11 1XG

Part of  AURORA PARKS

Trade Units  
**2,888 sq ft** (268.34 sq.m)  
to **5,057 sq ft** (469.81 sq.m)

Multi-let trade counter units  
Alternative uses considered

# TO LET

GENEROUS  
INCENTIVES  
AVAILABLE



# Description.



David Road Trade Centre is a well-established trade counter estate that has a strong mix of national and regional occupiers, including Screwfix, Buildbase, Tile Giant, Topps Tiles, Toolstation and Easy Bathrooms.

**Unit 5** is of steel portal frame construction with an insulated profile steel roof, block and part insulated steel profile elevations.

The unit benefits from a glazed pedestrian entrance, LED lighting, kitchenette, WC's and electrically operated roller shutter door.

**Unit 9** is of steel portal frame construction with an insulated profile steel roof, block and part insulated steel profile elevations.

The unit benefits from a glazed pedestrian entrance, kitchenette, WC's, LED lighting and electrically operated roller shutter door.

Each unit benefits from dedicated yard/loading and car parking with a welcoming glazed pedestrian entrance.

# Accommodation.

## Specification.

The units comprise of the following  
GIA measurements:

	SQ M	SQ FT
Unit 5	469.81	5,057
Unit 9	268.34	2,888



Steel portal frame  
construction



Insulated profile steel roof



Block and part insulated  
steel profile elevations



Electrically operated roller  
shutter door



LED lighting



Car parking



Dedicated yard/loading



Glazed pedestrian  
entrance



Kitchenette



WC's



# 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.

## HGV DRIVETIMES



A46	1 mile
M5	13 miles
Worcester	17 miles
M40	23 miles

## Further Information.

### TERMS

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

### RENT

**Unit 5:** £63,213 pa / £12.50 psf

**Unit 9:** £36,100 pa / £12.50 psf

### VAT

All prices are exclusive of VAT.

### ENERGY PERFORMANCE CERTIFICATE RATING

B Rating.

### ESTATE CHARGE

Available upon request.



## Contact.

For further information or to arrange a viewing please contact the agents:

**fisher  
german**

01905 728 444

**Lauren Allcoat-Hatton**

07738 981 480

Lauren.Allcoat-Hatton@fishergerman.co.uk

fishergerman.co.uk

**GJS | Dillon**

The Commercial Property Consultants

**Jorge Bray**

01905 676169

jorgebray@gjsdillon.co.uk

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