

Unit 1, Ratio Point

Davies Road, Evesham, WR11 1ZG

Leasehold
Trade Counter/Warehouse Unit

1,517 Sq Ft (140.93 Sq M)



To Let | £18,500 PA



Amenities



Manual Roller
Shutter



Pedestrian
Door



Kitchenette



Mains
Services



Parking - 4
Spaces



Motorway -
J9 & J7 M5

Unit 1, Ratio Point

1,517 Sq Ft (140.93 Sq M)

Description

Unit 1 is a modern, end of terrace unit of steel portal frame construction, constructed in 2015. The internal accommodation includes a mezzanine floor to the rear with WC and kitchenette facilities. The property is accessed by way of a manual roller shutter door or pedestrian door and has all mains services including 3 phase electricity.

Externally, the property benefits from 4 car parking spaces.



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.

The property benefits from good connectivity, with convenient access to the A46, providing direct links to Junction 9 and Junction 7 of the M5 Motorway, Stratford-upon-Avon and the wider Midlands motorway network. The A44 is also readily accessible, connecting Evesham with Worcester, Oxfordshire and the Cotswolds.

Accommodation

Description	Sq Ft	Sq M
Warehouse	1,128	104.79
Mezzanine	389	36.14
Total	1,517	140.93

Locations

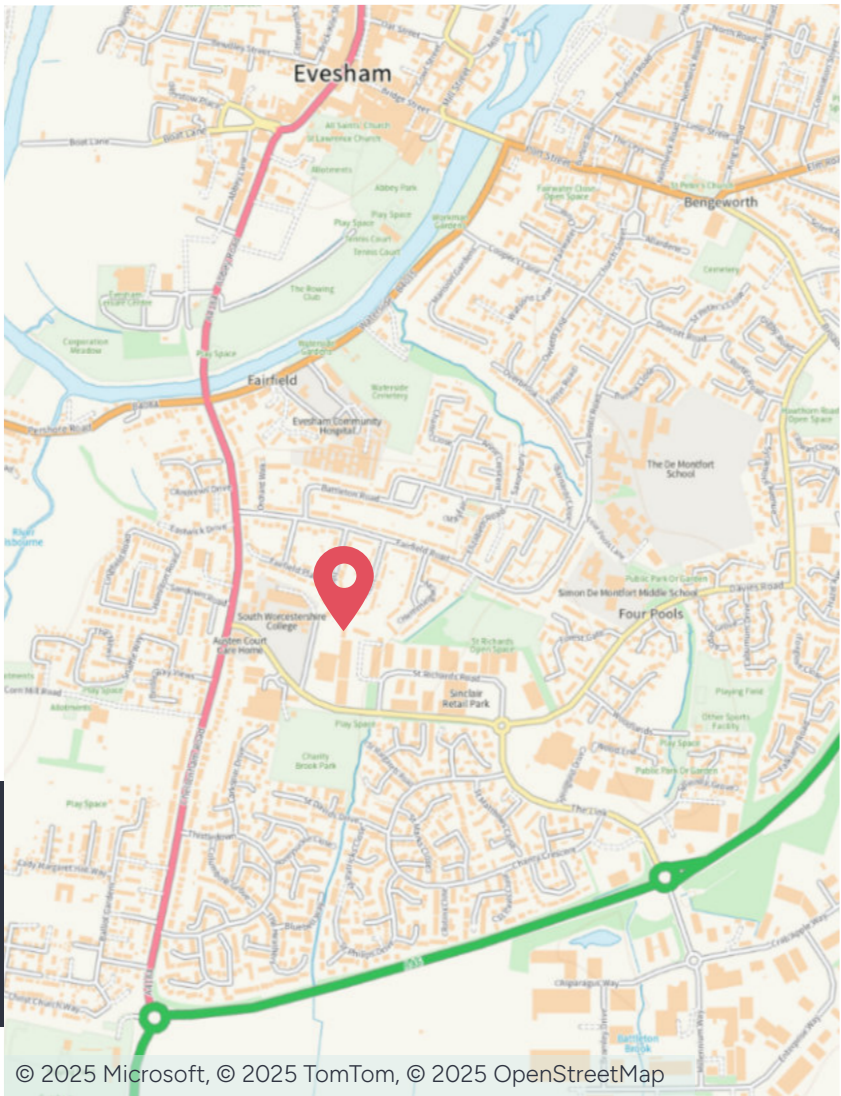
Evesham: 1.2 miles
Cheltenham: 16.4 miles
Worcester: 19.2 miles

Nearest station

Evesham: 1.6 miles

Nearest airport

Birmingham International: 34.7 miles



Further information

Tenure

The property is available to let by way of a new lease on terms to be agreed.

Rental

£18,500 per annum plus VAT, exclusive.

Business Rates

Occupiers will be responsible for paying business rates directly to the local authority.

Rateable Value: £17,000 (1st April 2026 to present).

Services

We confirm we have not tested any of the service installations and any occupiers must satisfy themselves as to the state and condition of such items.

Service Charge

The tenant will pay an estate service charge relating to the maintenance of the common parts.

Insurance

The landlord will insure the building and recover the cost from the tenant.

Legal Costs

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

Fixtures & Fittings

Any fixtures and fittings not expressly mentioned within these particulars are excluded from the letting.

EPC

The EPC rating to be confirmed.

References

The successful tenant will need to provide satisfactory references for approval. The landlord may also request a rental deposit.

Anti Money Laundering

The successful tenant will be required to submit

information to comply with Anti Money Laundering Regulations.

VAT

VAT is chargeable.

Viewings

Strictly by prior arrangement with the sole agents.

Location

Address: Unit 1, Ratio Point, Davies Road, Evesham, WR11 1ZG

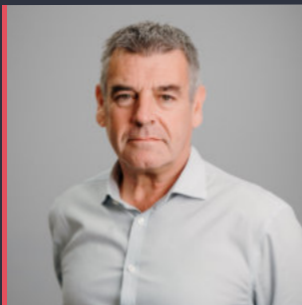
What3words: ///hill.districts.exhale



Contact us

Viewings by appointment only.

To arrange a viewing, please contact:



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Particulars dated September 2026. Photographs dated September 2026.



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