



Horizons House, Vine Street, Evesham WR11 4RE

Ground Floor Town Centre Offices

- 880 sq ft (81.75 sq m) NIA
- Modern ground floor open plan office
- Recently refurbished to a high standard
- Stunning outlook on to the Abbey Park
- Situated adjacent to Evesham town centre

Viewing and further information: call us on **01905 676169**
www.GJSdillon.co.uk

To Let

Horizons House, Vine Street, Evesham WR11 4RE

Location

Horizons House is located within Evesham, a market town within Worcestershire. The town has excellent transport links being situated on the A44 and A46 – with the A44 providing access west to Junction 6 of the M5 motorway (11 miles distant) and east to the Cotswolds & Oxford; and the A46 providing access south to Junction 9 of the M5 motorway (9 miles distant) and north to Redditch & Junction 15 of the M40 motorway (17 miles distant and providing direct access to Birmingham, London & Birmingham International Airport).

Evesham also has a mainline railway station which provides a direct service to Worcester (20 mins), Oxford (50 mins) & London Paddington (circa 1hr 45 mins).

Horizons House benefits from being adjacent to Abbey Park and looks out over the historic Bell Tower and the twin churches of All Saints & St. Lawrence – providing an attractive place to work whilst still being adjacent to Evesham town centre.

Description

Horizons House is a two storey, multi-let office building arranged over the ground and first floors. The subject of this letting comprises the entire ground.

The office space can be accessed via two private entrances (including one from the Abbey Park) or via a communal entrance.

Over the ground floor there are two open plan office areas with WC facilities – which are for the sole use of the Tenant and are not shared with other occupiers.

Total	880 sq ft	81.75 sq m
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Energy Performance Certificate (EPC)

[Energy performance certificate \(EPC\) – Find an energy certificate – GOV.UK](#) (Assessed with E 123)



Guide Rental – £12,000 per annum

Service Charge

To be confirmed – there will be a contribution towards building maintenance.

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 – £10,750. The property therefore qualifies for small business rates relief.



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.

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Call: 01905 676169

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