



TLG Commercial  
Chartered Surveyors

**Laufen House  
Crab Apple Way  
Vale Park  
Evesham  
WR11 1GP**

Detached Office

TO LET

Extending to 200m<sup>2</sup> (2,152ft<sup>2</sup>)

With 9 car parking spaces available

**Rent £21,500 pa**





## LOCATION

Laufen House is near the entrance to Vale Park, a modern business estate on a 70 acre site to the south east of Evesham.

## DESCRIPTION

Two-storey detached brick-built modern office under a pitch roof.

- Double-glazed throughout
- Gas fired boiler
- Centrally heated
- Partially air conditioned
- Suspended ceiling
- Cat II lighting
- Set in landscape gardens

## ACCOMMODATION

Schedule of Areas

### Ground floor

Office 1	15.22m <sup>2</sup>	164ft <sup>2</sup>
Office 2	16.49m <sup>2</sup>	177ft <sup>2</sup>
Office 3	37.8m <sup>2</sup>	407ft <sup>2</sup>
Kitchen	14.2m <sup>2</sup>	153ft <sup>2</sup>
Server Room	5.82m <sup>2</sup>	63ft <sup>2</sup>
Lobby	7.6m <sup>2</sup>	82ft <sup>2</sup>
W.C. 1	2.61m <sup>2</sup>	28ft <sup>2</sup>
W.C. 2	1.85m <sup>2</sup>	20ft <sup>2</sup>

### First Floor

Office	102.91m <sup>2</sup>	1107ft <sup>2</sup>
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**GEA 204.5m<sup>2</sup> 2,200ft<sup>2</sup>**

**NIA 200.04m<sup>2</sup> 2,152ft<sup>2</sup>**

## SERVICES

Mains electricity, mains water, mains drainage.

## TERMS

Anticipated term of between 3-5 years.  
Full Repairing and Insuring Lease.

## RATES

2017 Listing Rateable Value £21,250.

## VAT

The building is elected for VAT and therefore VAT will be charged on the rent.

## SERVICE CHARGE

An Estate Service Charge will be levied by the management company of Vale Park.  
Amount to be confirmed.

## PARKING

There are 9 car parking spaces available.

## VIEWINGS

Strictly by prior appointment through the agent's office:  
TLG / SBK Commercial  
Telephone: 01386 765700

## PLANNING

Strictly by prior appointment through the agent's office:  
TLG / SBK Commercial  
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### IMPORTANT NOTES

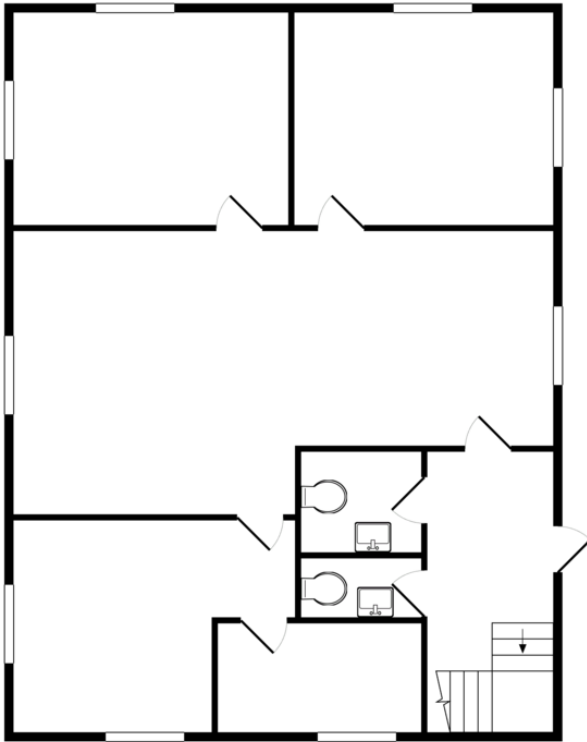
Services, fixtures, equipment, buildings and land: None of these have been tested by Timothy Lea & Griffiths. An interested party will need to satisfy themselves as to the type, condition and suitability for a purpose.

### Anti-Money Laundering

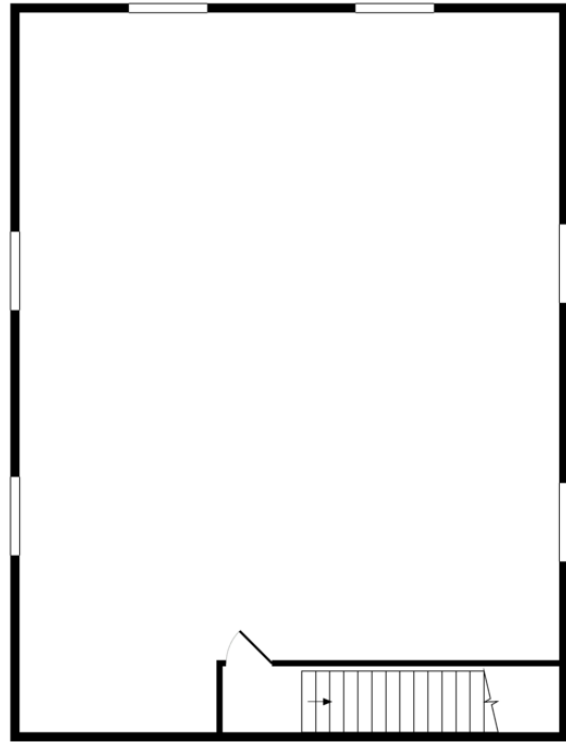
We are now required by HM Customs and Excise to verify the identity of all purchasers and vendors, as such, should you decide to proceed with the purchase of this or any other property, two forms of identification will be required. Further information available from ourselves.

### Misdescriptions Act

These particulars are a general guide only, must not be relied upon as statements or representations of fact and do not constitute any part of an offer or contract. No person in the employment of the above named agents has any authority to make or give any representation or warranty whatsoever in relation to this property.



GROUND FLOOR



1ST FLOOR

This floor plan is not to scale and is for guidance purposes only  
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