AVAILABLE TO LET

UNITS E & F, SYCAMORE DRIVE, HONEYBOURNE, EVESHAM, WR11 7AE

FROM APPROX 1,086 SQ FT TO 2,172 SQ FT COMMERCIAL PREMISES

JOHN GOODWIN
THE PROPERTY PROFESSIONALS
EST. 1981

PROPERTY OVERVIEW

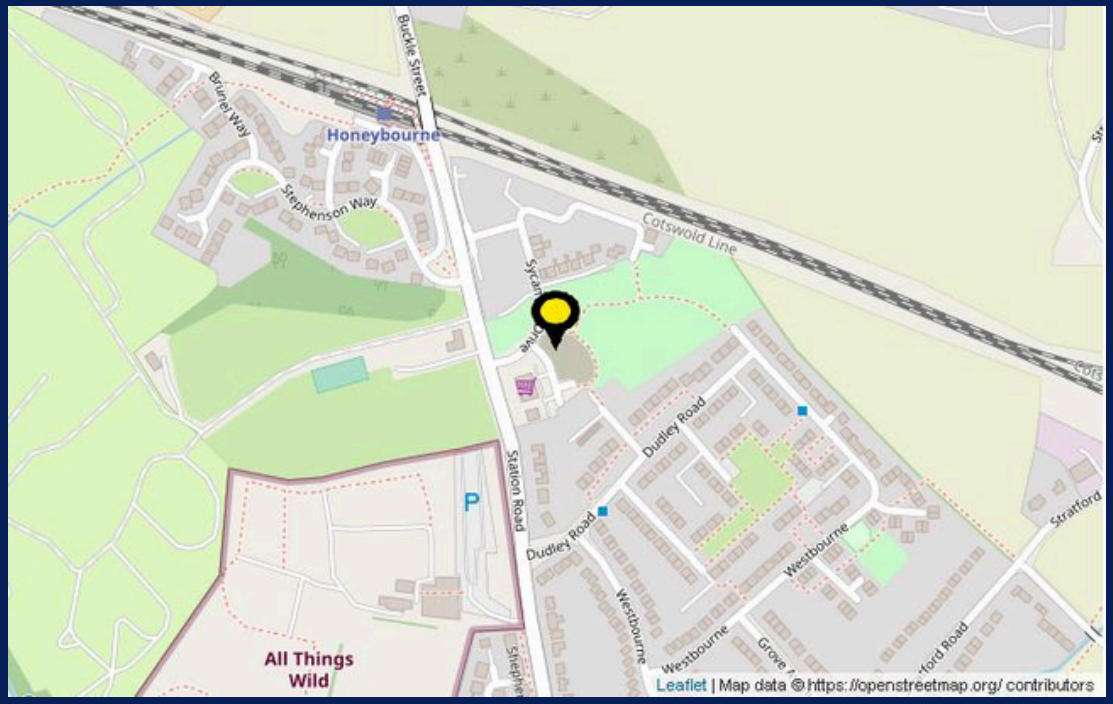
- Commercial premises available to let, extending to a total of approx. 2,172 sq ft. Option to split into two smaller units of approx 1,083 sq ft.
- Suitable for a variety of uses subject to necessary consents
- Open plan warehouse, partitioned office, kitchenette and WC facilities
- Out of town retail location in Honeybourne, Evesham, close to Honeybourne train station
- Shared customer parking plus rear servicing access / parking
- Guide rent: From £17,500 to £32,000 per annum exclusive plus VAT

Access a virtual tour of the property here:

https://tour.giraffe360.com/69f792f5d90b44c98634a5dce2ec8502/

SITUATION & LOCATION

The premises are located on Sycamore Drive, immediately off Station Road a short distance (approximately 340 metres away) from the nearby Honeybourne railway station. Immediate surrounding uses include residential and Co-Op store. The village of Honeybourne is a commuter village located some five miles east of Evesham, and four miles north of Chipping Campden. The A46 is situated approximately four miles distant, which provides links to the M5 and wider motorway network.



Town/City	Distance	Drive Time
Evesham	7 miles	18 minutes
Stratford-upon-Avon	12 miles	20-25 minutes
Moreton-in-Marsh	12 miles	20-25 minutes
Worcester	22 miles	40-45 minutes
Cheltenham	22 miles	40-45 minutes
Cirencester	33 miles	55-60 minutes

DESCRIPTION

Units E&F comprise two of four commercial premises available to let. The property provides a single phase electricity supply, with WC and kitchenette facilities located to the rear of the premises, and benefits from an entrance to the rear for deliveries. The premises lend themselves to a variety of uses subject to necessary consents.

ACCOMMODATION

The commercial premises extends to approximately 2,172 sq ft.

Accommodation	Size (sq ft)	Size (sq m)	Floor
Warehouse	2,172	201.8	Ground
Total	**2,172**	**201.8**	

FLOOR PLAN

2.97 x 4.94 m
14.27 x 11.09 m
14.23 x 2.96 m
Kitchen
2.28 x 1.92 m
WC
1.03 x 1.66 m
N
E
S
W

SERVICES

We have been advised that mains electricity, water and drainage are connected to the property. This information has not been checked with the respective service providers and interested parties may wish to make their own enquiries with the relevant local authority. No statement relating to services or appliances should be taken to imply that such items are in satisfactory working order and intending occupiers are advised to satisfy themselves where necessary.

PLANNING & EPC

Interested parties are recommended to confirm with the Local Planning Authority that their proposed use will be acceptable.
The property has the following EPC Ratings:
Unit E - A(14) https://find-energy-certificate.service.gov.uk/energy-certificate/7548-0951-1285-1113-4851
Unit F - A(13) https://find-energy-certificate.service.gov.uk/energy-certificate/7172-0074-1089-6398-4560

BUSINESS RATES

The property has a rateable value from 1 April 2026 of £27,750. This information has been obtained from the Valuation Office Agency website and all interested parties are therefore advised to verify these figures with the local billing authority.

PROPOSED TERMS

TENURE - The premises is available to let on a new lease of negotiable length on Full Repairing and Insuring terms.

RENT - From £17,500 to £32,000 Per Annum Exclusive plus VAT.

SERVICE CHARGE AND INSURANCE - Is applicable to cover maintenance of common areas. Further details available upon request.

LEGAL FEES - Each party to be responsible for their own legal fees.

DEPOSIT - A deposit equivalent to one quarter's rent will be required.

AVAILABLE DATE - The property is available to let now.

VIEWING ARRANGEMENTS

The property is available for viewings through the Agent's Commercial Department.
Tel: 01531 634648 (Option 3)
E-Mail: commercial@johngoodwin.co.uk
Address: 3-7 New Street Ledbury, HR8 2DX

DIRECTIONS

POST CODE: WR11 7AE

WHAT3WORDS: ///down.mixing.training

GENERAL

Intending tenants will be required to produce identification documentation and proof of funding in order to comply with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017. More information can be made available upon request.

John Goodwin FRICS has made every effort to ensure that measurements and particulars are accurate however prospective tenants must satisfy themselves by inspection or otherwise as to the accuracy of the information provided. No information with regard to planning use, structural integrity, tenure, availability/operation, business rates, services or appliances has been formally verified and therefore prospective tenants are requested to seek validation of all such matters prior to submitting a formal or informal intention to lease the property or enter into any contract.

LETTING AGENTS

JOHN GOODWIN COMMERCIAL DEPARTMENT
3-7 New Street Ledbury, HR8 2DX
01531 634648 (Option 3)
Commercial@johngoodwin.co.uk

Adam Goodwin MRICS
Chartered Surveyor & Director
adam@johngoodwin.co.uk

Katy Howes MRICS
Chartered Surveyor
katyhowes@johngoodwin.co.uk

JOHN GOODWIN
THE PROPERTY PROFESSIONALS
EST. 1981

Regulated by RICS

MISREPRESENTATION ACT, 1967 - JOHN GOODWIN - Conditions under which particulars are issued: John Goodwin for himself and for the Vendors or lessors of this property whose agent he gives notice that:
1. The particulars are set out as a general outline only for the guidance of intending purchasers or leases and do not constitute, nor constitute part of, an offer or contract.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of facts but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of John Goodwin has any authority to make or give any representation or warranty whatever in relation to this property.