

# Energy Performance Certificate

Non-Domestic Building



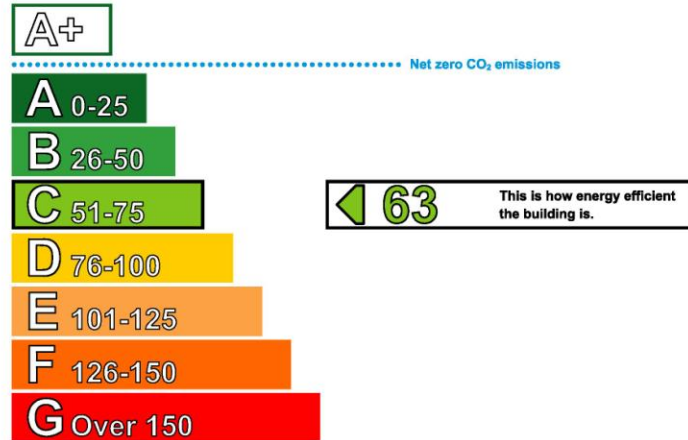
Unit 3 Abbey Lane Court  
Abbey Lane  
EVESHAM  
WR11 4BY

Certificate Reference Number:  
9902-3045-0624-0100-9891

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website [www.communities.gov.uk/epbd](http://www.communities.gov.uk/epbd).

## Energy Performance Asset Rating

More energy efficient



Less energy efficient

## Technical Information

Main heating fuel: Grid Supplied Electricity  
Building environment: Air Conditioning  
Total useful floor area (m<sup>2</sup>): 124  
Building complexity (NOS level): 3  
Building emission rate (kgCO<sub>2</sub>/m<sup>2</sup>): 41.56

## Benchmarks

Buildings similar to this one could have ratings as follows:

35 If newly built  
93 If typical of the existing stock

## Green Deal Information

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0300 123 1234.

# First Floor Offices 3 Abbey Lane Court Abbey Road, Evesham WR11 4BY



First Floor Office Suite To Let  
High Specification Offices near Town Centre  
Extending to 53.7m<sup>2</sup> (578ft<sup>2</sup>) with shared facilities  
Car Parking on Site

Rent £7,000 p.a. plus VAT

## LOCATION

Unit 3 is located in a recently built development within a few minutes walk of Evesham town centre. Evesham has a population of approx. 24,000 with is still expanding, if the surrounding towns and villages are taken into account the town centre has a catchment of over 100,000.

There is an active tourist industry, particularly during the Summer months and the River Avon forms a focal point for visitors entering the Town .



An excellent Road communication system gives access to Tewkesbury, Worcester, Warwick and Cheltenham. The town has a Main Line Rail Connection to London (2 hours)

The Motorway Network can be swiftly accessed via:

M5 Jnt.9 Tewkesbury 12 miles  
M5 Jnt.7 Worcester south 14 miles  
M5 Jnt.6 Worcester north 14 miles  
M42 Jnt.3 Birmingham south 19 miles  
M40 Jnt.15 Warwick 21 miles



## DESCRIPTION

Traditional cavity wall construction with a pitched tiled roof.  
3 Compartment perimeter trunking for power, voice and data cabling.  
Suspended ceilings with recessed lighting.  
Heating and Cooling System  
All windows and entrance doors double glazed powder coated aluminium - high quality and low maintenance.  
Fully decorated with carpet tiles to all office areas.

## ACCOMMODATION

The office is on the First Floor, has kitchen facilities included. There is a communal Lobby Area shared with the Ground Floor with a shared w.c. Stairs rise to the First Floor

### Accommodation.

**First Floor Offices**  
**Net Internal Area 53.7m<sup>2</sup> (578ft<sup>2</sup>) with 4.31m<sup>2</sup> (46ft<sup>2</sup>) shared Lobby**

Glazed partition with integrated blinds to provide a private office or meeting room within the open plan first floor office.

## TERMS

Leasehold - Anticipated Term 3-5 years

Also Available as a managed office with a fixed cost, all inclusive licence fee (minimum 12 months)

**RATES** Business Rates: To be confirmed.

**VAT** - Subject to VAT

## VIEWINGS

By prior appointment through the agents office please contact  
Richard Connolly  
Tel: 01386 765700  
Email: Richard.Connolly@tlgea.com

## LANDLORDS WEBSITE

[www.officesevesham.com](http://www.officesevesham.com)

## 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.



## Value Added Tax:

VAT may be payable on the purchase price and/or the rent and/or any other charges or payments detailed above. All figures quoted exclusive of VAT. Intending purchasers and lessees must satisfy themselves as to the applicable VAT position, if necessary, by taking appropriate professional advice.

## Asbestos Regulations:

Under the control of asbestos at work regulations 2002 (CAW Regulations), the owner or tenant of the property and anyone else who has control over it and or responsibility for maintaining or repairing it may be under a statutory obligation to detect and manage any asbestos or asbestos related compounds contained within the property. Failure to comply with the CAW Regulations is an offence and could adversely affect the value of the property.

The detection of asbestos and asbestos related compounds is beyond the scope of Timothy Lea and Griffiths expertise and accordingly:

1 Timothy Lea and Griffiths makes no representation as to the presence or otherwise of any asbestos or asbestos related compounds in the property.

2. Timothy Lea and Griffiths strongly recommends that prospective purchasers obtain advice from specialist environmental consultants if they have any concerns about asbestos related issues.

## 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.