

# TO LET

**UNIT B1 VALE PARK SOUTH**  
CONFERENCE WAY, EVESHAM, WR11 1LB



## **INDUSTRIAL / WAREHOUSE / TRADE COUNTER PREMISES & CAR PARKING**

**5,245 sq ft (487.27 sq m)** (Approx. Total Gross Internal Area)

- Located on Vale Park
- 5 car parking spaces
- Up to 26 car parking spaces available by negotiation
- Modern & end terraced
- 6 metre eaves (approx.)

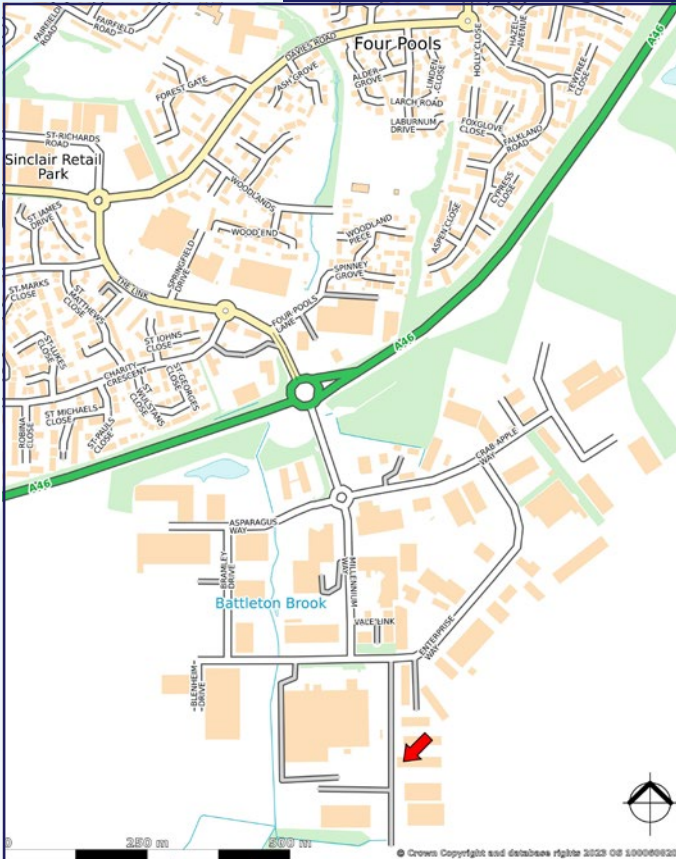
## LOCATION

The property is located on Conference Way which is accessed off Enterprise Way on Vale Park, a well-established business park in Evesham with direct access from the A46 trunk road.

Evesham town centre and train station are located approximately 2 miles North. Worcester city centre is located approximately 17 miles North-East.

National Motorway access is provided at Junctions 7, 8 and 9 of the M5 which are all within approximately 14 miles of the property.

**POSTCODE: WR11 1LB**



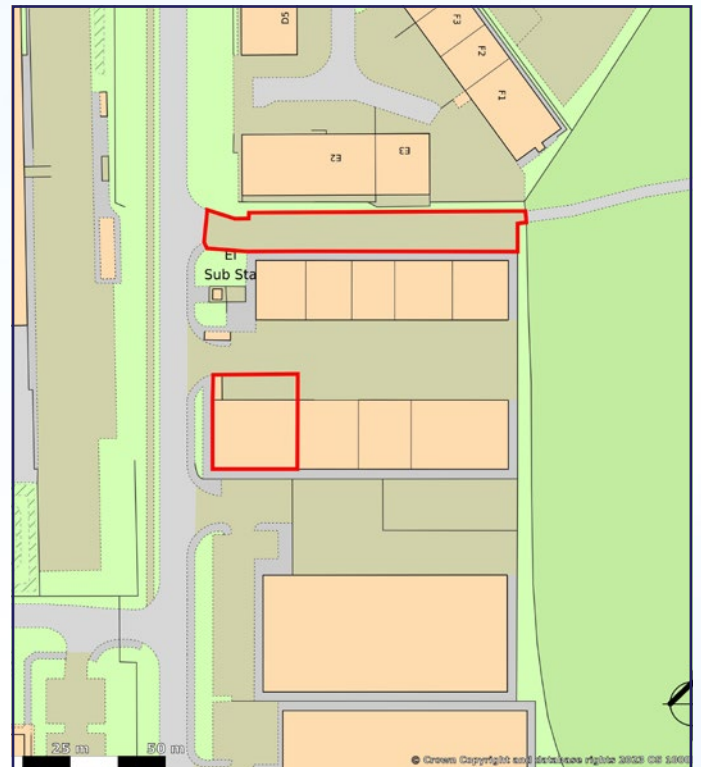
## DESCRIPTION

The property comprises a modern end-terraced industrial/warehouse unit of steel portal frame construction with a steel profile clad roof incorporating roof lights, steel profile clad elevations and a concrete floor.

Internally, ground floor W.C facilities are provided and a first-floor mezzanine area. The eaves height is approximately 6 metres. To the front elevation, an up and over door along with a pedestrian door, ground and first floor windows are also provided.

Externally, 5 car parking spaces are provided directly in-front of the unit along with a loading bay.

In addition, a further 26 surfaced car parking spaces accessed via an electric barrier from Conference Way are also available by separate negotiation.



## ACCOMMODATION

	SQ M	SQ FT
Industrial/warehouse	381.55	4,107
Mezzanine	105.72	1,138
<b>TOTAL</b> Approx. Gross Internal Area	<b>487.27</b>	<b>5,245</b>

## TENURE

The property is available by way of a new full repairing and insuring lease upon terms to be agreed.

Additional car parking spaces are available on a separate 6 or 12 month licence.

## RENT

£52,500 per annum (exclusive)

Additional car parking spaces are £1 per day per space (exclusive).

## SERVICE CHARGE

There is a service charge to cover the maintenance and upkeep of external common areas.

## BUSINESS RATES

Rateable Value (2023): £35,750



## SERVICES

The agent has not tested any apparatus, equipment, fixture, fittings or services and so cannot verify they are in working order or fit for their purpose. The tenant is advised to obtain verification from their solicitor or surveyor.

## EPC

EPC Rating: A (20)

## MONEY LAUNDERING

The money laundering regulations require identification checks are undertaken for all parties leasing property. Before a business relationship can be formed, we will request proof of identification for the leasing entity.

## LEGAL COSTS

Each party to bear their own legal costs incurred in any transaction.

## VAT

All prices quoted are exclusive of VAT, which may be chargeable.

**VIEWING** Strictly via sole agents

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**SUBJECT TO CONTRACT** Ref: G7262 Date: 12/23

Harris Lamb Limited Conditions under which particulars are issued.

Messrs. Harris Lamb Limited for themselves, for any joint agents and for the vendors or lessors of this property whose agents they are given notice that:

(i) The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract.

(ii) 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 fact but satisfy themselves by inspection or otherwise as to the correctness of each of them.

(iii) No person in the employment of Messrs. Harris Lamb or any joint agents has any authority to make or give any representation or warranty whatever in relation to this property.

(iv) All rentals and prices are quoted exclusive of VAT. (v) Harris Lamb is the trading name of Harris Lamb Limited.

