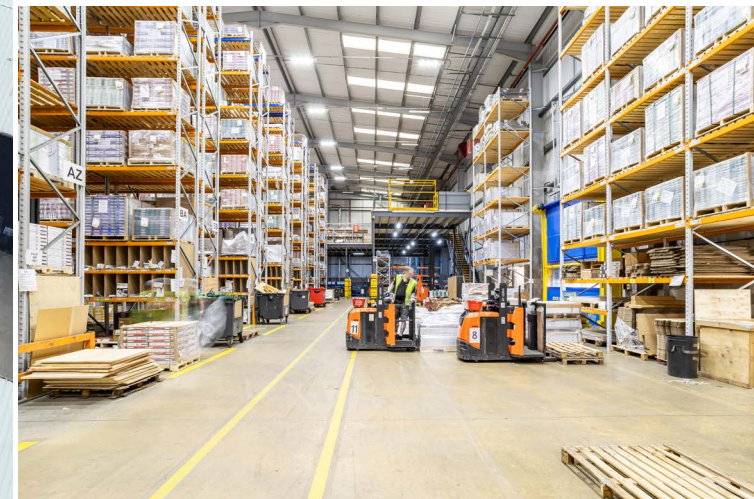


B2000

BRAMLEY DRIVE, **EVESHAM**,
WORCESTERSHIRE, WR11 1JH

- 76 car parking spaces (4 EV points)
- Secure concrete surfaced yard area
- 12 metre working height
- 5 dock level loading and 3 level access loading doors
- 380 kVA power supply
- 99 kW solar power generated from PV panels
- Gas fired wall mounted blowers
- Ground and first floor offices
- Passenger lift to first floor offices
- Wide aisle racking with capacity up to 10,500 pallet spaces
- High level LED lighting



80,236 sq ft
7,454 sq m

TO LET

**INDUSTRIAL / DISTRIBUTION PREMISES
FULLY FITTED AND READY FOR OCCUPATION**

Location

Evesham is located at the junction of the A44 and A46 trunk roads, approximately 17 miles to the south-east of Worcester, approximately 16 miles to the south of Redditch and 16 miles to the north of Cheltenham. Access is available to the M5 at Junction 6 (Worcester), Junction 9 (Tewkesbury) and to the M42 motorway at Junction 3 and the M40 motorway at Junction 15.

The property is situated on the well-established Vale Business Park situated approximately 2 miles south of Evesham town centre.

What3words: ///snuggle.wheat.shots

Description

The property is of modern two bay steel portal frame construction incorporating integral two storey offices with canteen and locker room facilities.

Accommodation

	Sq m	Sq ft
Warehouse	6,330	68,138
Two Storey Offices	734	7,900
Mezzanine	390	4,198
Total GIA	7,454	80,236



ROAD

M5 (J9 Tewkesbury)	10 miles
M5 (J6 or J7 Worcester)	15 miles
Cheltenham	17 miles
Worcester	19 miles
M40 (J15 Warwick)	22 miles
Gloucester	25 miles
M4	54 miles



AIR

Birmingham Airport	35 miles
Bristol Airport	67 miles
Heathrow	106 miles





Tenure

The property is available by means of a new Full Repairing and Insuring lease upon terms to be agreed.

Rental

Upon application.

Rates

2023 Rateable Value: £385,000.

EPC

EPC Rating: B (49).

Services

We understand that all mains' services are connected to the property.

Money Laundering

The Money Laundering Regulations require identification checks are undertaken for all parties leasing a 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 including any transactions.

VAT

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

Viewing

Strictly via joint agents:

GJS | Dillon
The Commercial Property Consultants
01905 676169
www.gjsdillon.co.uk

harrislamb
PROPERTY CONSULTANCY
0121 455 9455
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DISCLAIMER: The Agents for themselves and for the vendors or lessors of the property whose agents they are give notice that, (i) these particulars are given without responsibility of The Agents or the Vendors or Lessors as a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; (ii) The Agents cannot guarantee the accuracy of any description, dimension, references to condition, necessary permissions for use and occupation and other details contained herein and any prospective purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; (iii) no employee of The Agents has any authority to make or give any representation or enter into any contract whatsoever in relation to the property; (iv) VAT may be payable on the purchase price and / or rent, all figures are exclusive of VAT, intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice; (v) The Agents will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars. 06/24