

**VALE**  
**PARK**  
SOUTH  
EVESHAM

**PHASE 1**  
UNDER CONSTRUCTION

PHASE 2  
**DESIGN & BUILD OPPORTUNITIES**

From 30,000 - 226,000 sq ft

**Industrial & Logistics - Leasehold or Freehold Availability**

Vale Park, Evesham, Worcestershire, WR11 1GT

[www.valeparksouth.co.uk](http://www.valeparksouth.co.uk)

A joint venture between:







## Overview



Vale Park South is a destination for business in a thriving industrial and logistics community in the heart of the UK, located directly off the A46 at Evesham and approximately 10 miles from the M5.

- Total Site area of 37 acres.
- Opportunities for design and build units on a freehold or leasehold basis.
- Phase 1 speculative scheme starting on site September 2020.



# Location

- Centrally located in the UK with good road connections and easy motorway access;
- Situated just off the A46;
- Train to London Paddington within approximately 1hr 45 mins from Evesham station;
- Approximately 95 acres (39 ha) of existing development across Vale Park for industrial uses;
- Existing Vale Park occupiers include Travis Perkins, Karndean, Matcom, Walsh Mushrooms, BHGS, AIM logistics, and many more;
- Amenities located directly opposite Vale Park including a petrol filling station, Morrisons supermarket, restaurants and other retail;
- Approximately 2 miles (3.2 km) from Evesham Town Centre.



## Motorways

Location	Distance	Time
M5 (J9 Tewkesbury)	10.4 miles	19 mins
M5 (J6 or 7 Worcester)	14.6 miles	26 mins
M40 (J15 Warwick)	22.2 miles	30 mins



## City Centres

Location	Distance	Time
Birmingham	33.6 miles	55 mins
Bristol	58.3 miles	1 hr 5 mins
London	108 miles	2 hr 22 mins
Manchester	122 miles	2 hr 20 mins



## Airports

Location	Distance	Time
Birmingham International	34.5 miles	45 mins
Bristol	67 miles	1 hr 15 mins
Heathrow	106 miles	1 hr 40 mins



## Seaports

Location	Distance	Time
Avonmouth	56.2 miles	55 mins
Southampton	116 miles	2 hr
Dover	204 miles	3 hr 10 mins
Liverpool	129 miles	2 hr 20 mins



## Railports

Location	Distance	Time
Hams Hall	40.6 miles	55 mins

Source: Google Maps

# Availability

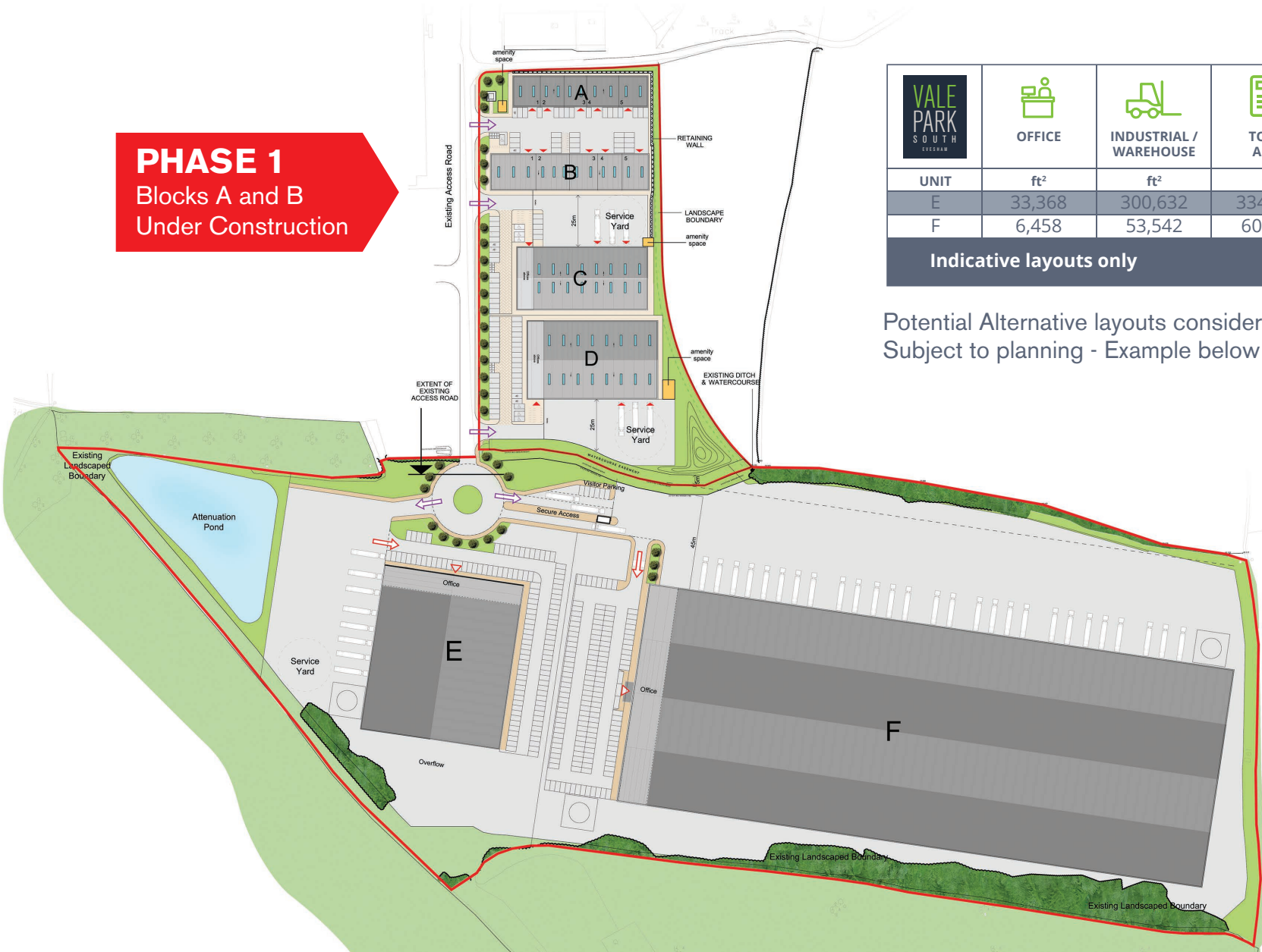
Various unit sizes and layouts available to meet occupiers requirements.









UNIT	ft <sup>2</sup>	ft <sup>2</sup>	ft <sup>2</sup>	m	PARKING SPACES
A	3,000	60,000	63,000	40m	42
B	2,500	50,000	52,500	40m	24
C	5,000	100,000	105,000	45m	39
D	1,500	30,000	31,500	40m	19
E	2,500	50,000	52,500	40m	53
F	21,750	226,690	248,440	80+m	150+

**Indicative layouts only**

**PHASE 1**  
Blocks A and B  
Under Construction



	 OFFICE	 INDUSTRIAL / WAREHOUSE	 TOTAL AREA	 YARD DEPTHS	 PARKING SPACES
UNIT	ft <sup>2</sup>	ft <sup>2</sup>	ft <sup>2</sup>	m	
E	33,368	300,632	334,000	58	145
F	6,458	53,542	60,000	52	114
<b>Indicative layouts only</b>					

Potential Alternative layouts considered  
Subject to planning - Example below

Not to scale



# Demographics

Wychavon has a population of approximately

119,800

Source: ONS



Significant housing and employment growth planned for Evesham including three urban extensions for a total of approximately

1,450

new homes and additional employment space by 2030



Lower than regional and national average hourly pay

18.4%

of District workforce employed in manufacturing

Manufacturing employment in Wychavon - Higher than national average!



Source: ONS Business Register and Employment Survey

Average Hourly Pay

Wychavon £12.49

West Midlands £12.91

Great Britain £13.99

Source: ONS



# Developer



Established in 1996, Chase Commercial's strong track record in meeting market requirements has led to sustained growth and a position as a leading and well respected commercial property development company.

The in-house property knowledge base provides the ability for Chase Commercial to undertake speculative development, bespoke projects for end users, or simply providing a project management role throughout the development process. The core business continues to focus on the office, industrial and retail sectors, whilst mixed-use opportunities form an integral part of future business objectives.

## Our Approach

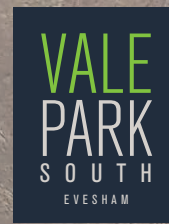
Chase Commercial have established relationships with a diverse range of major UK occupiers including Morrisons, Homebase, Moog, Pets at Home, Travelodge, Costa Coffee and many more. The skilled and innovative team focus on the rapid delivery of built to suit commercial property and work with occupiers to find the right balance between specification, cost and flexibility.





# VALE PARK SOUTH

EVESHAM





A joint venture between:



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