



Vale Park South, Evesham, WR11 1LB



£21,500 P.A

- Industrial Unit for Let
- Onsite Parking
- Prominent Location
- GIA - 203.65m<sup>2</sup> (2192ft<sup>2</sup>)
- Rateable Value: £18,500
- EPC - A

Vale Park South is Evesham's premier business location for industrial and logistics companies in the heart of the UK, located directly off the A46 at Evesham and approximately 10 miles from the M5.

### Location

Vale Park is located on the A46 trunk road which connects Evesham to surrounding locations such as Tewkesbury, Cheltenham and Alcester. Vale Park is approximately 2 miles from the town centre and railway station, approximately 10 miles from Junction 9 of the M5 and 15 miles from Junction 6. In close proximity are national businesses such as Karndean, Travis Perkins, BHGS and Walsh Mushrooms.

### Description

Gross Internal Area: 203.65m<sup>2</sup> (2192ft<sup>2</sup>)

Ground Floor Area Clear: 113.39 m<sup>2</sup> (1220ft<sup>2</sup>)

Ground Floor under supported floor: 51.94m<sup>2</sup> (559ft<sup>2</sup>)

Mezzanine: 35.57m<sup>2</sup> (382ft<sup>2</sup>)

A2 provides a newly developed warehouse/production unit with ample front profile. 3 parking spaces are available at the front of the property with facilities for over-flow parking if required.

The specification includes:

- Clear height of 6m
- Level access loading door
- 3 Phase power, mains water and drainage

### Terms

To be let on a Full Repairing and Insuring lease. Length of term to be confirmed upon application.

### VAT

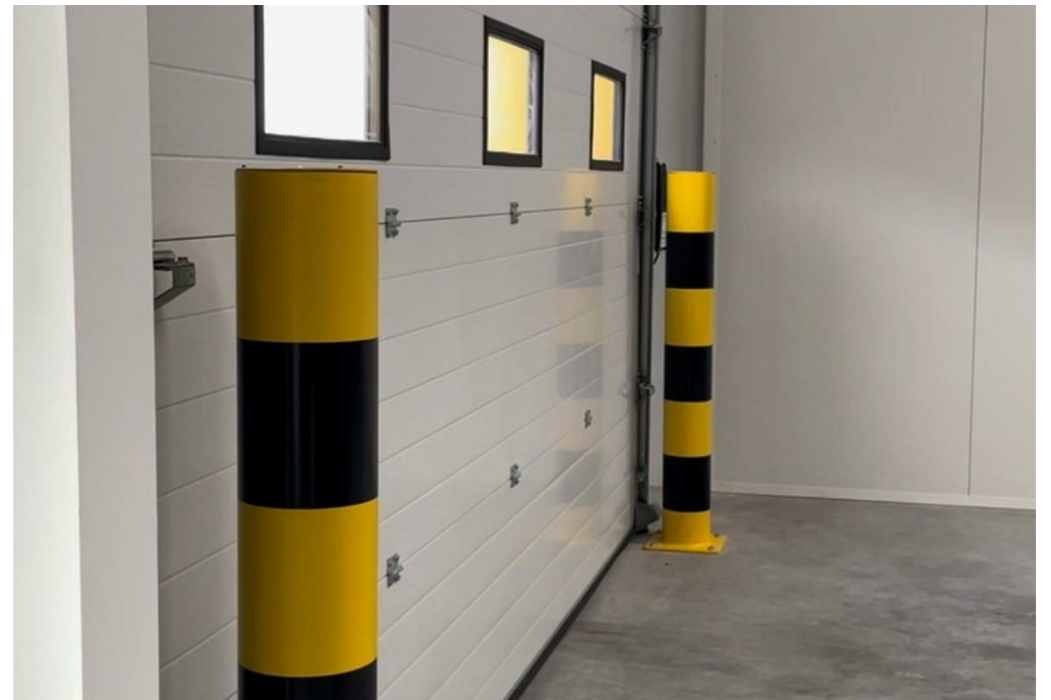
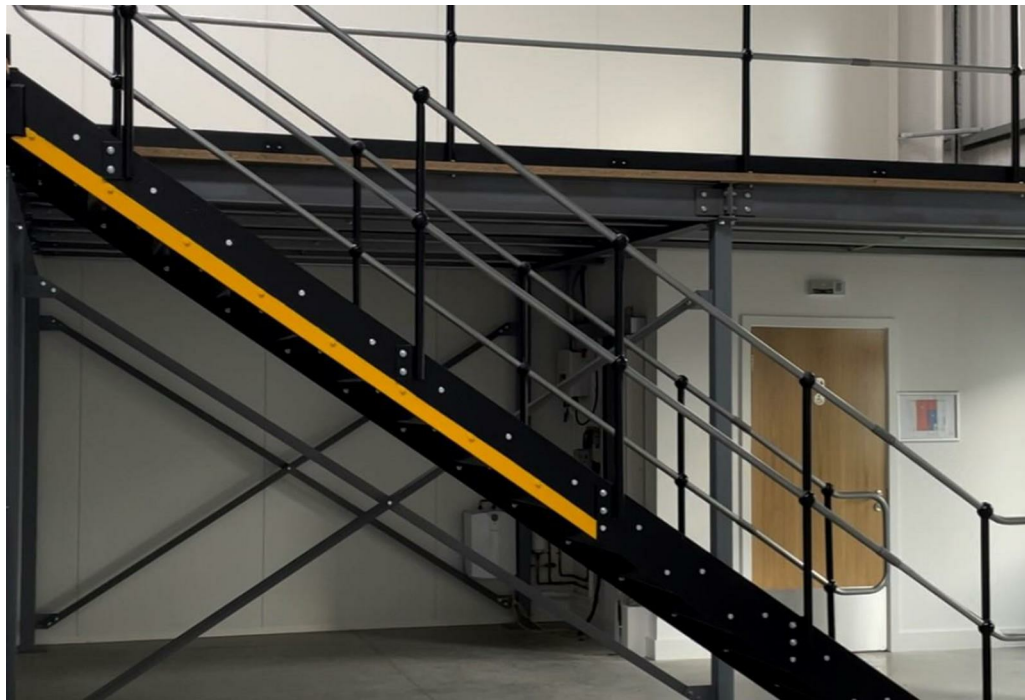
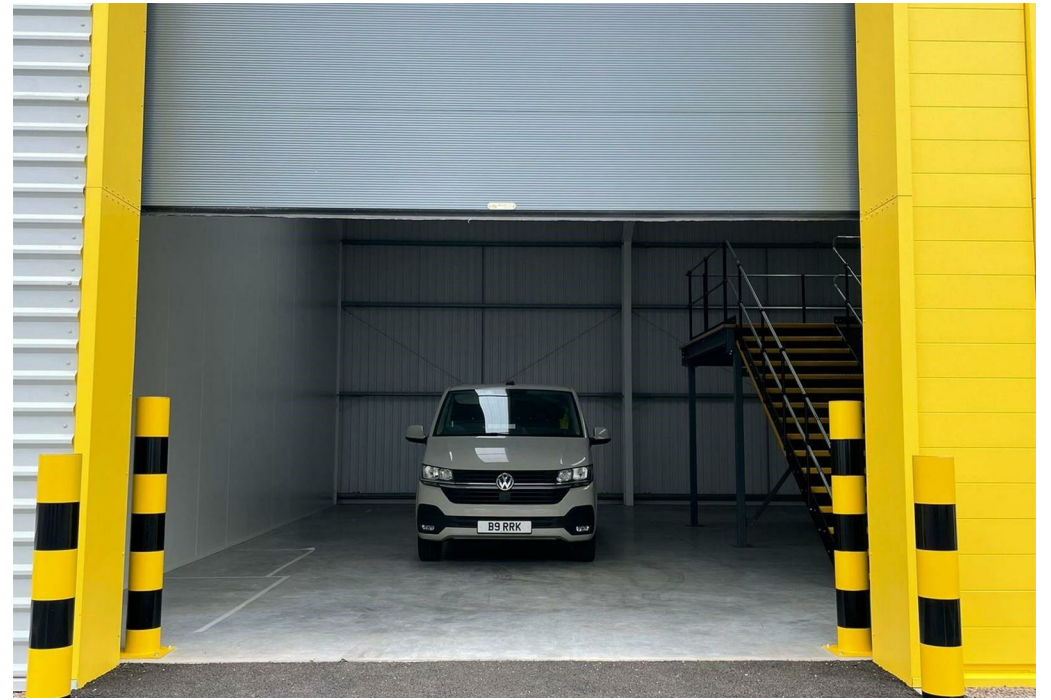
The price advertised is exclusive of VAT

### Viewing

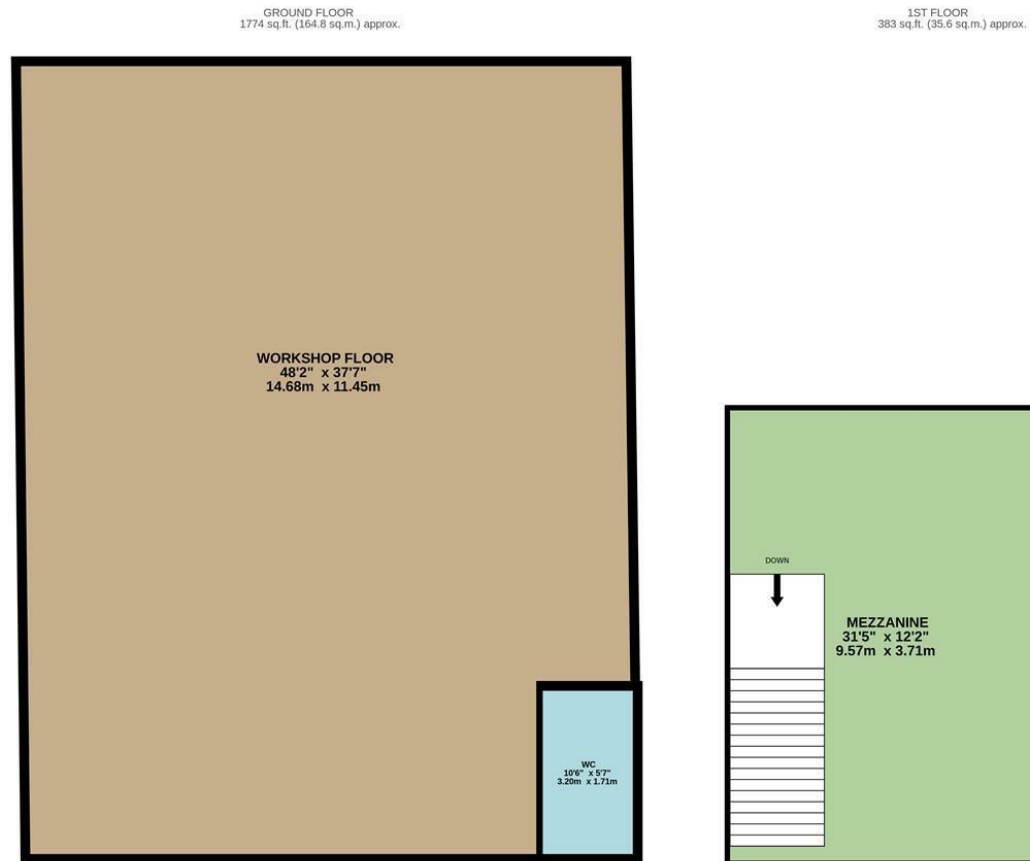
To arrange a viewing please contact the commercial team: 01386 765700

### Important Notes

We are required by HMRC to conduct anti-money laundering checks on all parties with an interest in the property and accordingly we will require forms of identification in due course. Particulars: These Particulars do not constitute an offer or contract and should not be relied upon as being factually accurate, the photographs show only part of the property and the areas, measurements and distances given are approximately only. A buyer or a lessee must make their own enquiries or inspections and should not solely rely on these Particulars or other statements by Sheldon Bosley Knight.



# Plan



TOTAL FLOOR AREA : 2158 sq.ft. (200.4 sq.m.) approx.  
This floor plan is not to scale and is for guidance purposes only  
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For further information please email [commercial@sheldonbosleyknight.co.uk](mailto:commercial@sheldonbosleyknight.co.uk)