



Worcester Road, Evesham, WR11 4RA

# £37,500 Per Annum

- Gross Internal Area: 6896 ft<sup>2</sup> (640 m<sup>2</sup>)
- Six dedicated parking spaces with excellent site access.
- EPC: C
- Generous 7.93 m clear internal height with 5.50 m eaves.
- Large roller shutter door (4.24 m wide x 4.83 m high) for easy access.
- Rateable Value: £33,250

A modern steel portal frame industrial unit offering 640 m<sup>2</sup> (6,889 ft<sup>2</sup>) of versatile space, including a 458 m<sup>2</sup> ground floor and 182 m<sup>2</sup> mezzanine. The unit features a clear internal height of 7.93 m with eaves of 5.50 m and a mezzanine height of 3.24 m, providing excellent storage and operational flexibility.

## Location

Worcester Road offers businesses a highly strategic location in Evesham, with direct access to key road networks that make it ideal for industrial and trade use. Positioned on one of the town's main arterial routes, the site provides excellent connectivity to the A46 and A44, linking quickly to the M5, M40 and wider motorway network. This ensures fast and efficient distribution across the Midlands and beyond.

The location also places your business within easy reach of major centres including Worcester, Cheltenham, Stratford-upon-Avon and Birmingham, supporting access to both suppliers and customers. This strong regional connectivity makes Worcester Road an attractive base for businesses seeking to serve local markets while also maintaining strong logistical links further afield.

Surrounded by a mix of established trade occupiers, commercial operators, and retail amenities, the area benefits from consistent traffic flow and a well-recognised commercial presence. Ample parking, good vehicle access, and close proximity to residential areas further enhance the viability of the location, ensuring both practicality and visibility for growing businesses.

## Description

This modern industrial unit is constructed of a durable steel portal frame, providing a highly flexible space suitable for a wide range of business uses. Extending to 640 m<sup>2</sup> (6,889 ft<sup>2</sup>) gross internal area, the property offers a ground floor area of 458.15 m<sup>2</sup> (4,933 ft<sup>2</sup>) together with an additional mezzanine floor of 182 m<sup>2</sup> (1,959 ft<sup>2</sup>), creating valuable extra workspace or storage capacity.

The building has a generous clear internal height of 7.93 m, with a mezzanine height of 3.24 m and eaves height of 5.50 m, allowing excellent vertical storage and operational flexibility. Access is provided via a substantial roller shutter door measuring 4.24 m wide by 4.83 m high, ensuring easy loading and unloading for vehicles.

The unit is fully serviced with three-phase electricity to support modern industrial

requirements and benefits from six dedicated parking spaces on site, offering convenience for staff and visitors.

## Services

The property is understood to be connected to three-phase electricity, fresh water, and drainage. Interested parties are advised to make their own enquiries to confirm the suitability of services for their intended use.

## Energy Performance Certificate

Band C 69

## Business Rates

Current rateable value (1 April 2023 to present): £33,250

## VAT

It is understood the property is elected for VAT

## Legal Costs

Each party is to meet their own costs.

## Viewing

To discuss the property or to arrange a viewing please contact the Commercial Team on 01386 765700 or [commercial@sheldonbosleyknight.co.uk](mailto:commercial@sheldonbosleyknight.co.uk)

## Important Notes

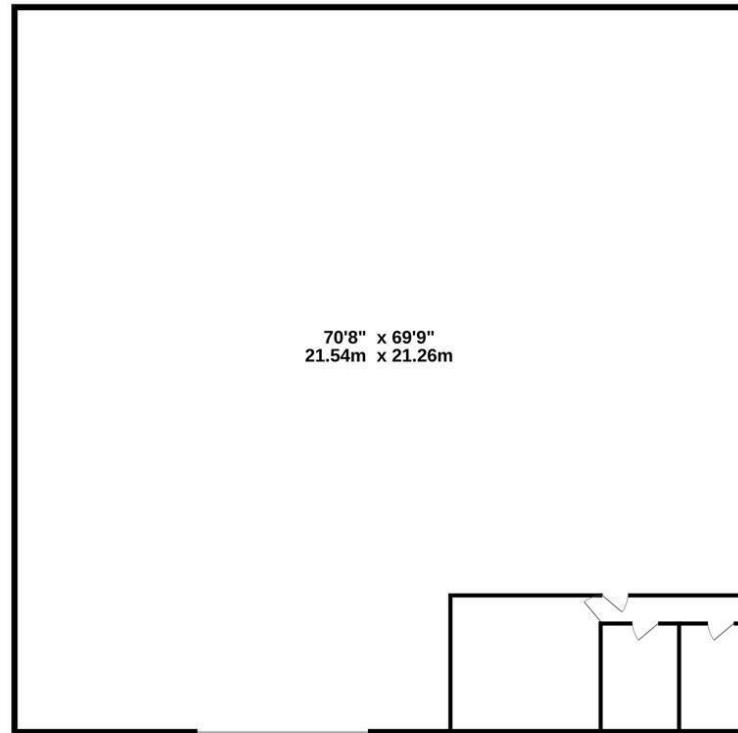
We are required by HMRC to conduct anti-money laundering checks on all parties with an interest in the property and accordingly we will require forms of identification in due course. Particulars: These Particulars do not constitute an offer or contract and should not be relied upon as being factually 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.



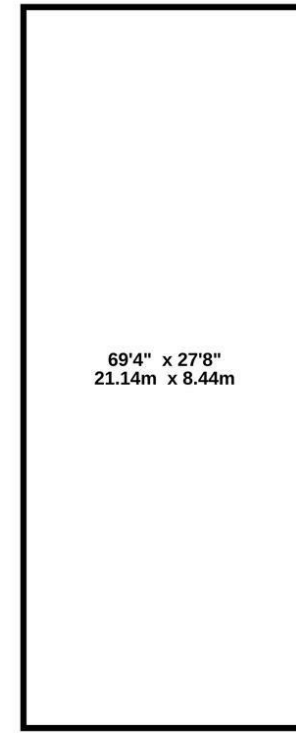


# Plan

GROUND FLOOR  
4928 sq.ft. (457.9 sq.m.) approx.



1ST FLOOR  
1921 sq.ft. (178.4 sq.m.) approx.



TOTAL FLOOR AREA : 6849 sq.ft. (636.3 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)