



# TO LET

**2,477 sq ft  
(230.12 sq m)**

Fully fitted ground floor  
offices

**Orchard House,  
Crabtree Way, Vale Park,  
Evesham,  
WR11 1GE**

- High quality office space
- Fitted out to a high standard
- Excellent on site car parking
- LED lighting

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0121 233 2330

# Property details – Orchard House

## Description

The property comprises of a modern, purpose built office building surmounted by a pitched roof.

The suite comprises of the ground floor offices, which are accessed via an impressive communal reception and feature staircase.

The offices have been fitted out to a high standard which includes glass partitioned private offices and meeting rooms, open plan office space and a central kitchen and breakout area. The property benefits from the following specification:

- Suspended ceiling with recessed LED lighting
- Central heating
- Decorated and carpeted throughout
- Dido trunking with power and data
- Refurbished ladies, gents and disabled WCs at ground floor level.

## Accommodation

The property extends to 2,477 sq ft (230.12 sq m).

## Car Parking

There are 12 car parking spaces allocated with the suite.

## Tenure

The property is held on a lease until 9th April 2029. A longer lease is available directly from the landlord.

## Rent

The passing rental is £30,337.50 per annum plus VAT. The rent is paid quarterly in advance.

## Business Rates

It is estimated that the premises have a rateable value of £28,250, and rates payable of £14,096.75 per annum (2025/26). Interested parties should check with the local rating authority.

## Service Charge

A service charge will be levied by the landlords to cover the cost of maintaining all communal areas and the running costs of the building. Further details available from the agents.

## EPC

The property has an EPC rating of B49.

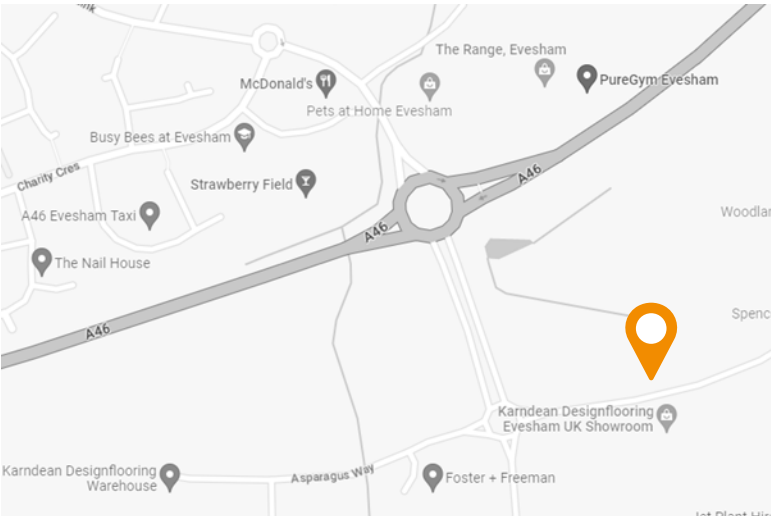
## Legal Costs

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

## VAT

The property is registered for VAT.





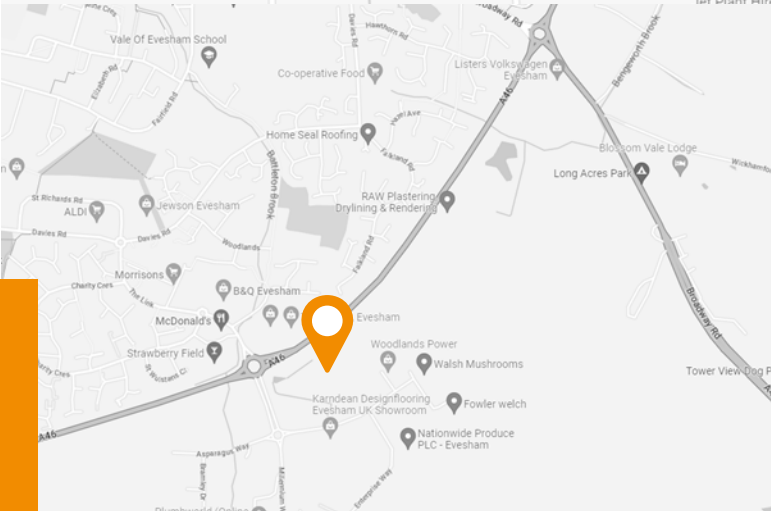
# Location details

**Orchard House,  
Crabtree Way,  
Vale Park,  
Evesham,  
WR11 1GE**

The premises are situated on Crabtree Way, which is at the front of Vale Park which is a 100 acre business park with major occupiers such as Kardean, Foster + Freeman and Wellpack UK.

Vale Park is located just off the Evesham bypass (A46) which provides direct access to the M5 at Junction 9 (Tewkesbury) and M40 at Junction 15 (Warwick). There is a mainline train station within the town centre with direct connection to London.

Opposite the entrance to Vale Park are Sinclair and Four Pools retail parks which have a number of national retailers including Pure Gym, Morrisons Supermarket and a Busy Bees Children's Nursery. There are also a number of food outlets including Costa Coffee, Greggs and Strawberry Fields Public House.



**For further information  
and to arrange a viewing,  
please contact:**

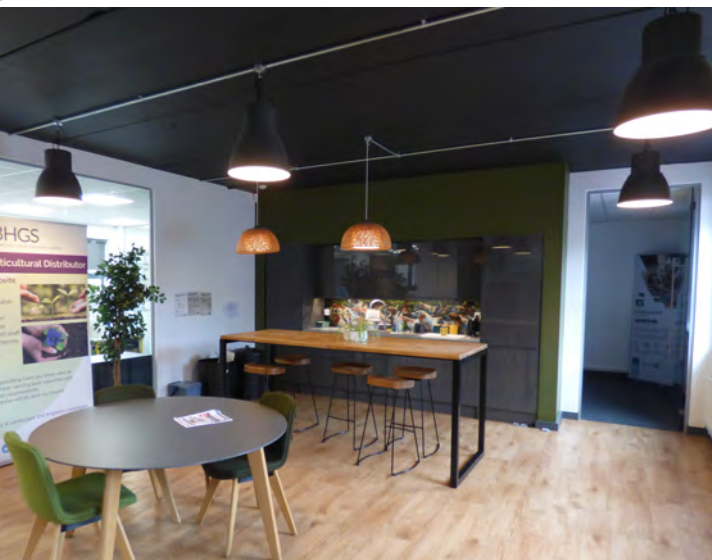
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