

TO LET

UNIT 3

**Grosvenor Business Park,
Vale Park,
Enterprise Way,
Evesham,
Worcestershire,
WR11 1GS**

**Modern Industrial Warehouse
Approximately
4,014 sq ft (372.91 sq m)**

**Modern Business Park
Location**

**Excellent Access to
Main A46 Evesham Bypass**



Location

Grosvenor Business Park is superbly located on Enterprise Way off the main A46 Evesham Bypass. Evesham town centre is approximately 2 miles northwest, Junction 9 of the M5 Motorway is approximately 10 miles southwest and Junction 6 of the M5 approximately 15 miles distant.

**M5
Junction 6**



15 miles northwest

**M5
Junction 9**

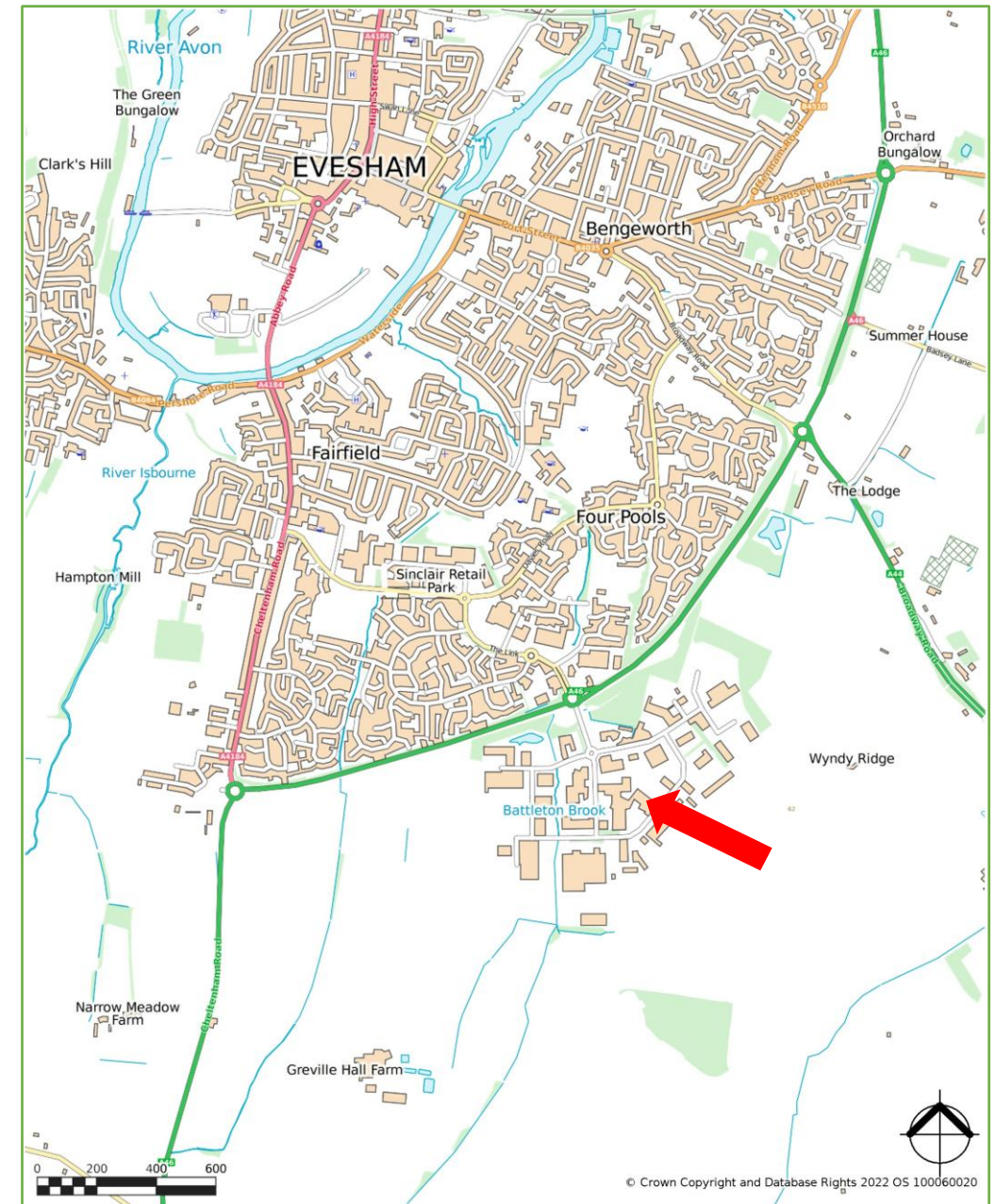


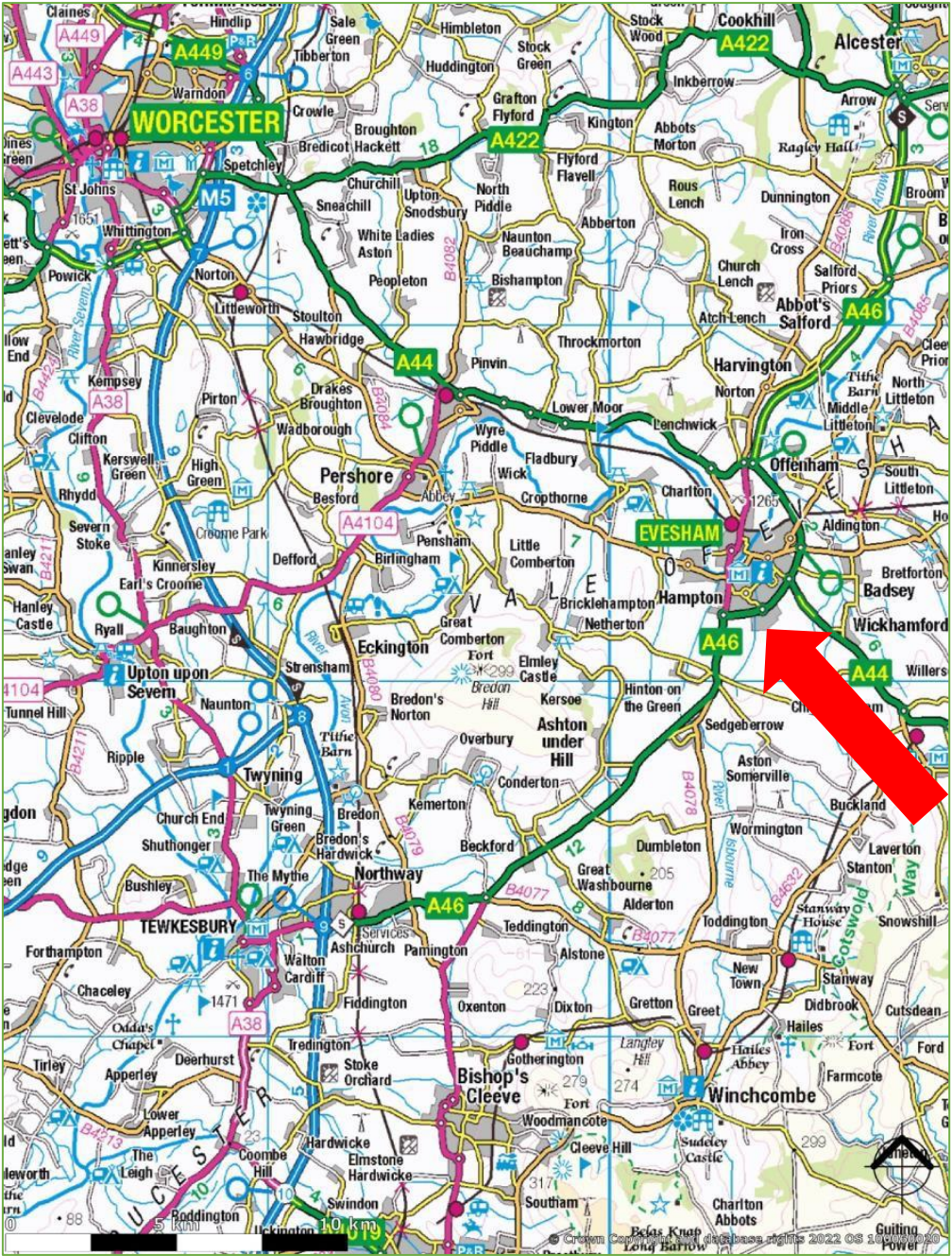
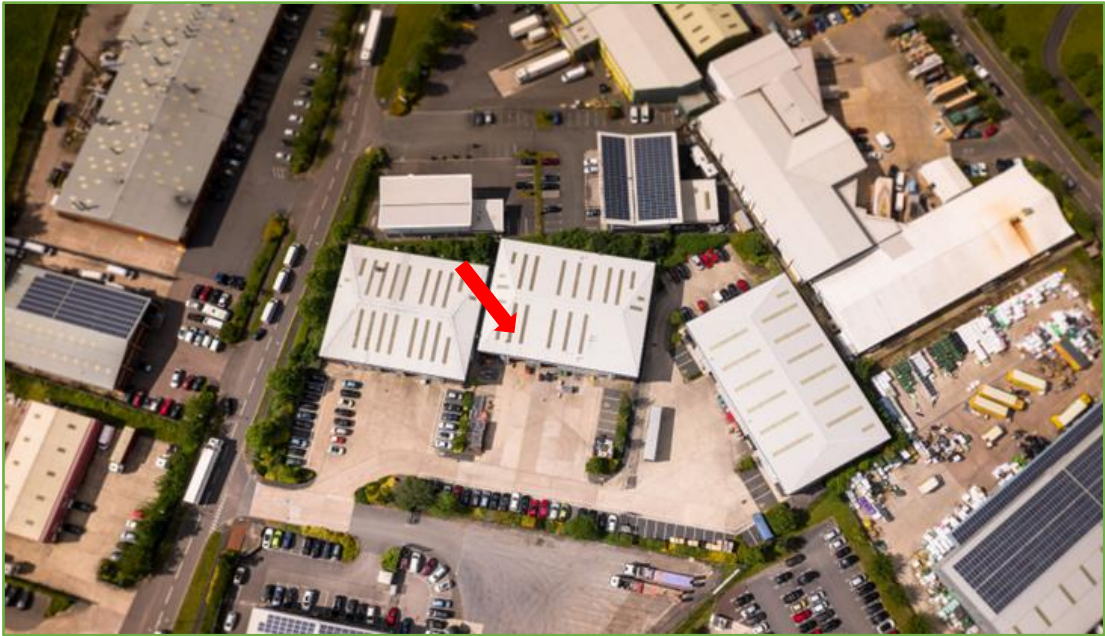
10 miles southwest

Evesham



2 miles





Accommodation

Description

The property provides a modern portal frame industrial warehouse with integral offices, loading apron and demised parking.

Elevations are coated profiled cladding with brick detailing ssurmounted by a profile roof incorporating translucent roof lights.

The specification includes:

- 37.5kn/m2 concrete floor
- 7.6m eaves (6.5m minimum working height)
- Roller shutter door approximately 4.0m wide, 4.9 m high.

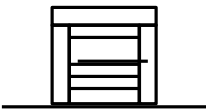
The unit also provides for integral ground floor offices formerly used as a trade counter area with WC facilities.

Services

We are advised that all main services are connected to the premises. We confirm that we have not tested any of the service installations and any occupier must satisfy themselves independently as to the state and condition of such items.

Area	Sq ft	Sq m
Warehouse & Offices	4,014	372.91
TOTAL	4,014	372.91

Level Access
Loading Door



Suspended
ceilings



Yard area



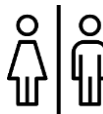
Onsite parking



Kitchenette



WC facilities





Planning | Rates | EPC | Terms

Business Rates

The Valuation Office website states that from April 2026 the property has a Rateable Value of £36,500.

Interested parties should make their own enquiries to the Local Billing Authority to ascertain the exact rates payable as a change in occupation may trigger an adjustment of the ratings assessment.

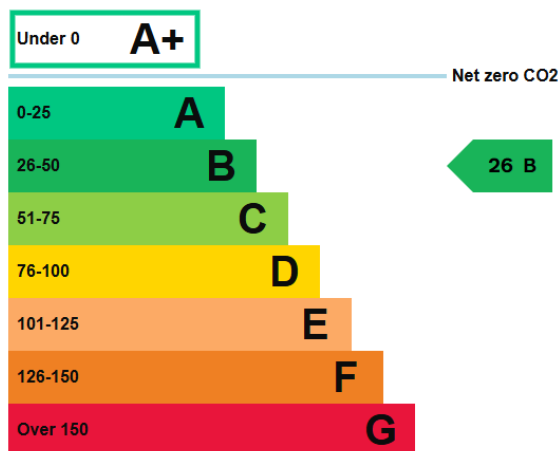
www.voa.gov.uk.

Code for Leasing

For the latest RICS advice on commercial property leasing, please consult the [RICS Real Estate Code for Leasing 2020](#)

Energy Performance Certificate

The EPC Rating is B(26) and the full certificate can be provided on request.



Terms

The property is available on a new full repairing and insuring lease with terms to be agreed.

Rent

Rent on application.

Legal Costs

Each party is to be responsible for their own legal costs.

References/Rental Deposits

Financial and accountancy references may be sought from any prospective tenant prior to agreement. Prospective tenants may be required to provide a rental deposit subject to the landlord's discretion.

VAT

Under the Finance Acts 1989 and 1997, VAT may be levied on the rent. We recommend that the prospective tenants establish the VAT implications before entering into any agreement.

AML

A successful tenant will be required to provide relevant information to satisfy the AML requirements when Heads of Terms are agreed.

Viewing Arrangements

For further information or to arrange an inspection, please contact the agents:



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AK Ref: AJGR/N102303

Date: June 2026

Subject to Contract



**COMMERCIAL
AGENCY**



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RECOVERY**

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2. Misrepresentation Act 1967

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3. Control of Asbestos Regulations 2012 (CAR 2012)

It is the responsibility of the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining it, to comply with the regulations. The detection of asbestos and asbestos-related compounds is beyond the scope of Alder King and accordingly we recommend you obtain advice from a specialist source.