

TO LET

**Unit 1-2 Grosvenor
Business Park,
Vale Park,
Enterprise Way,
Evesham,
Worcestershire,
WR11 1GS**

**Modern Industrial Warehouse
12,832 sq ft (1,192 sq m)**

7.6m Eaves

**Integral Ground and
First Floor Offices**

**Extensive Yard and
Parking Area**

**Modern Business Park
Location**

**Excellent Access to
Main A46 Evesham Bypass**

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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**

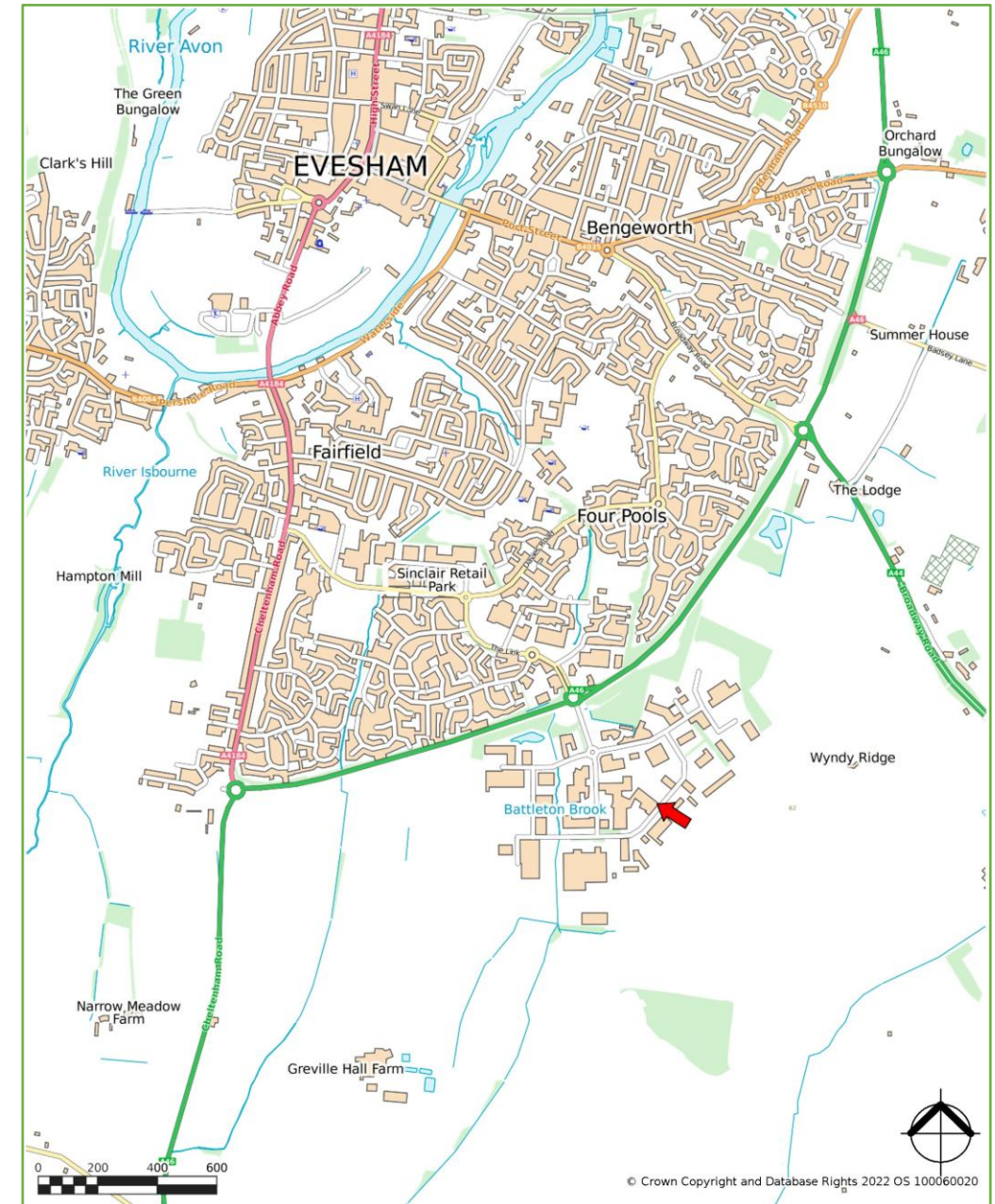


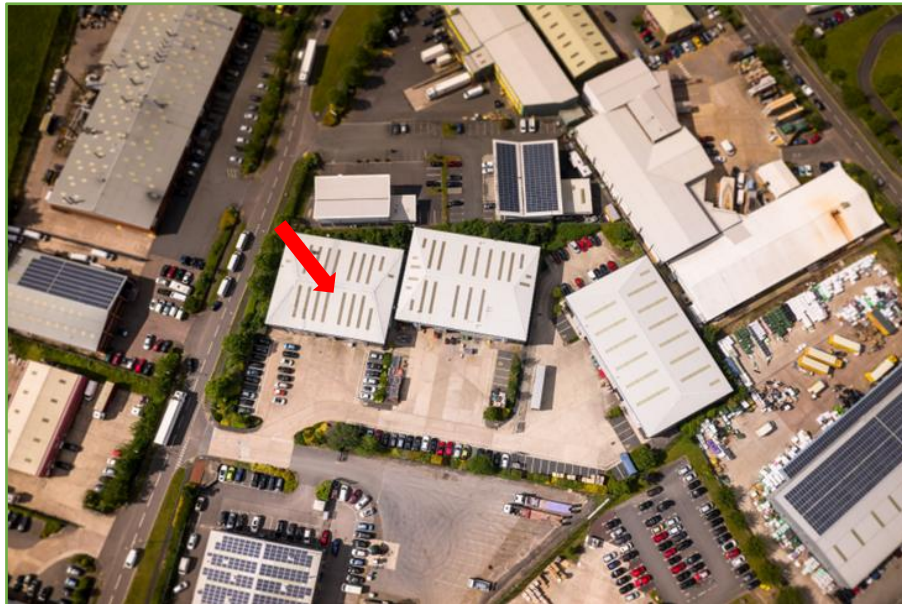
10 miles southwest

Evesham



2 miles





Accommodation

Description

The property is to undergo a full refurbishment and otherwise provides a modern, detached portal frame industrial warehouse with integral offices, self-contained yard and demised parking.

The unit provides part block/clad elevations surmounted by a profile roof incorporating translucent roof lights.

The warehouse provides:

- 37.5kn/m2 concrete floor
- 7.6m eaves (6.5m minimum working height)
- Security lighting
- New LED lighting

- Two electric roller shutter doors 4.0 m wide by 4.9 m high
- Warehouse w/c accommodation with stores/office area

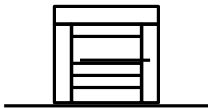
The unit also provides for integral ground and first floor offices with reception, WC and kitchen facilities to ground floor and open plan office area to first floor.

The offices will be fully refurbished to include electric panel heating, LED lighting, double glazed powder coated windows and doors and carpeting throughout.

Externally, the property offers extensive yard and parking provisions (approximately 24 spaces).

Area	Sq ft	Sq m
Warehouse	10,248	952.1
GF & FF offices	2,584	240.1
TOTAL	12,832	1,191.2

2 Level Access
Loading Doors



Suspended
ceilings



Yard area



Onsite parking



Kitchenette

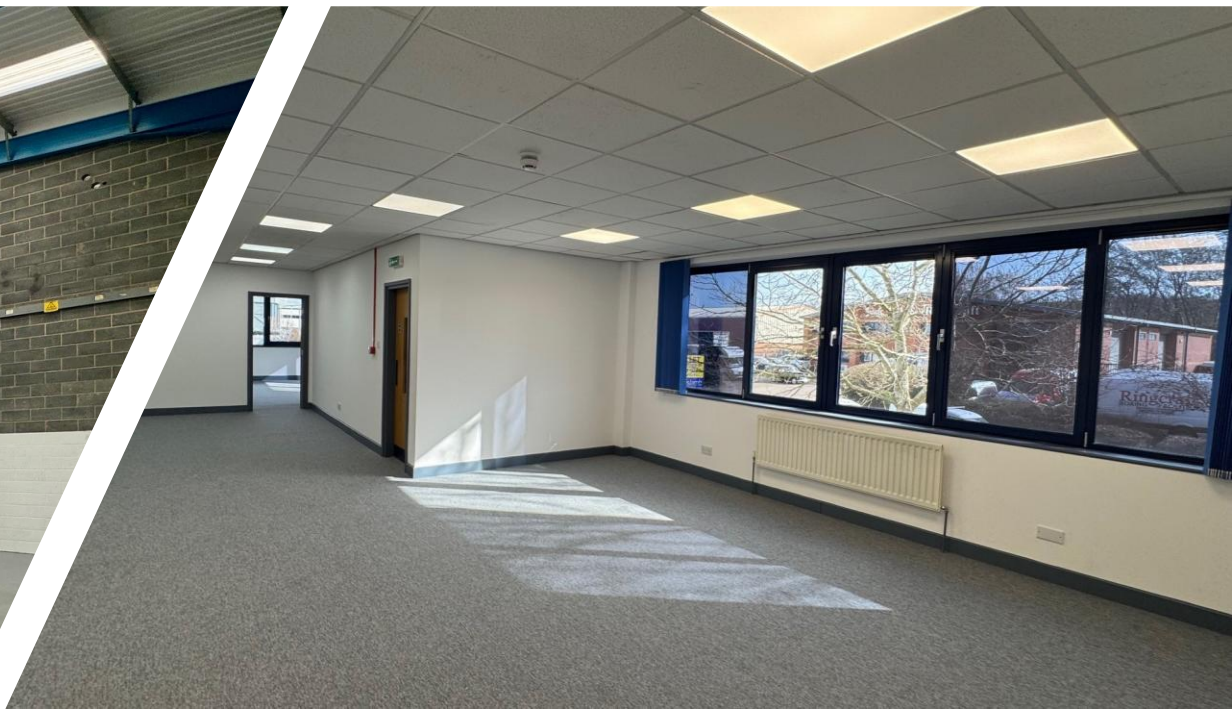
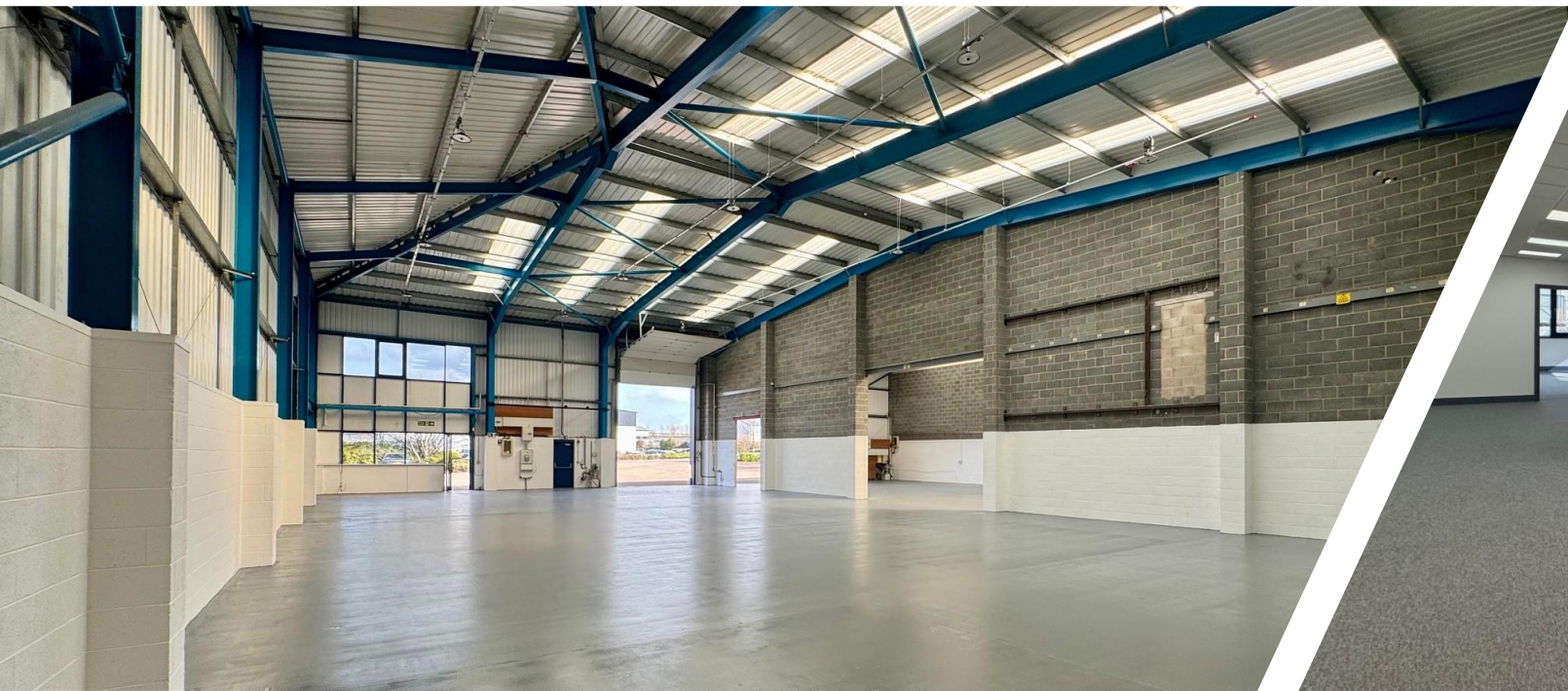


WC facilities



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Planning | Rates | EPC | Terms

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.

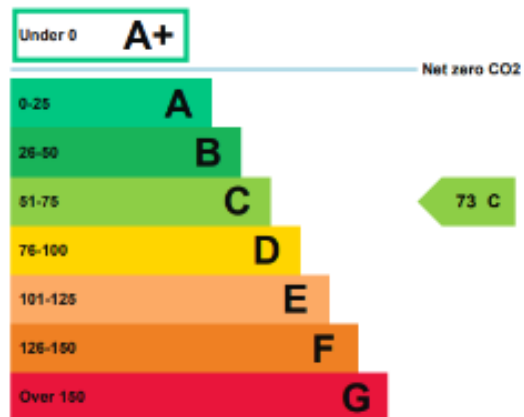
Business Rates

The Valuation Office website states that from April 2026 the property has a Rateable Value of £122,000.

Interested parties should make their own enquiries to Wychavon District Council to ascertain the exact rates payable as a change in occupation may trigger an adjustment of the ratings assessment.. www.voa.gov.uk.

Energy Performance Certificate

The EPC Rating is C(73) 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.

Code for Leasing

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

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/N101338

Date: February 2026

Subject to Contract



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NOTE: The Joint Agent declares a financial interest in the property (Estate Agents Act 1979).



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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.