

TO LET

UNIT A5 VALE PARK SOUTH
CONFERENCE WAY, EVESHAM, WR11 1LB



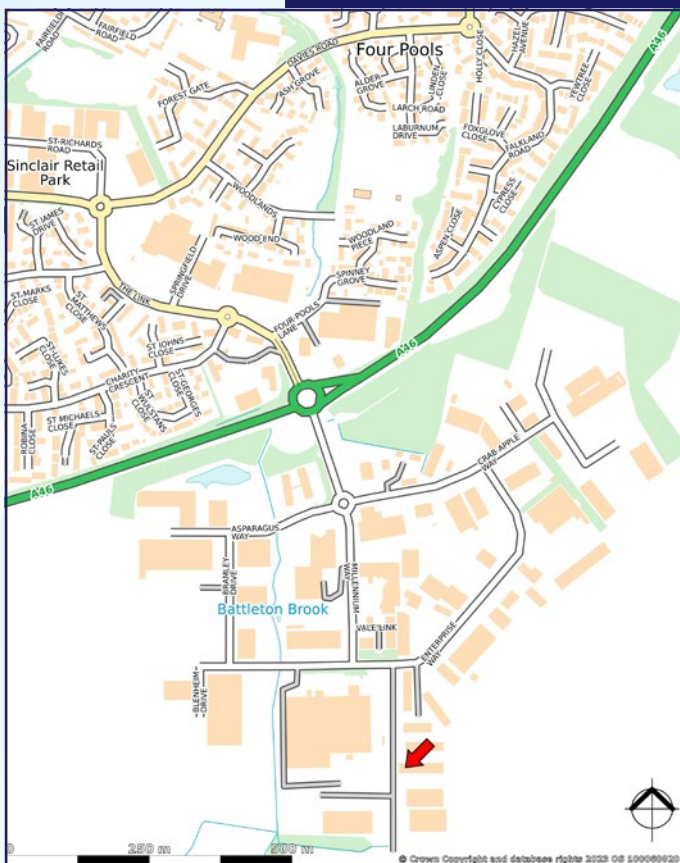
**INDUSTRIAL / WAREHOUSE / TRADE
COUNTER PREMISES & CAR PARKING**
2,823 sq ft (262.21 sq m) (Approx. Total Gross Internal Area)

- Located on Vale Park
- Modern and end-terraced
- Up to 26 car parking spaces available by negotiation
- 4 car parking spaces
- 6 metre eaves

LOCATION

The property is located on Conference Way which is accessed off Enterprise Way on Vale Park, a well-established business park in Evesham with direct access from the A46 trunk road. Evesham town centre and train station are located approximately 2 miles North. Worcester city centre is located approximately 17 miles North-East. National Motorway access is provided at Junctions 7, 8 and 9 of the M5 which are all within approximately 14 miles of the property.

POSTCODE: WR11 1LB



DESCRIPTION

The property comprises a modern end-terraced industrial/warehouse unit of steel portal frame construction with a steel profile clad roof incorporating roof lights, steel profile clad elevations and a concrete floor.

Internally, ground floor W.C facilities are provided and a first-floor mezzanine area. The eaves height is approximately 6 metres. To the front elevation, an up and over door along with a pedestrian door, ground and first floor windows are also provided. Externally, 4 car parking spaces are provided directly in-front of the unit along with a loading bay.

In addition, a further 26 surfaced car parking spaces accessed via an electric barrier from Conference Way are also available by separate negotiation



ACCOMMODATION

	SQ M	SQ FT
Industrial/warehouse	207.32	2,232
Mezzanine	54.89	591
TOTAL Approx. Gross Internal Area	262.21	2,823

TENURE

The property is available by way of a new full repairing and insuring lease upon terms to be agreed.

Additional car parking spaces are available on a separate 12 month licence.

RENT

£29,500 per annum (exclusive).

Additional car parking spaces are £1 per day per space (exclusive of VAT).

SERVICE CHARGE

There is a service charge to cover the maintenance and upkeep of the external common areas.

BUSINESS RATES

Rateable Value (2023): £22,750



For indicative purposes only

SERVICES

The agent has not tested any apparatus, equipment, fixture, fittings or services and so cannot verify they are in working order or fit for their purpose. The tenant is advised to obtain verification from their solicitor or surveyor

EPC

EPC rating: A (21)

MONEY LAUNDERING

The money laundering regulations require identification checks are undertaken for all parties leasing property. Before a business relationship can be formed, we will request proof of identification for the leasing entity.

LEGAL COSTS

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

VAT

All prices quoted are exclusive of VAT, which may be chargeable.



For indicative purposes only

VIEWING Strictly via sole agents

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SUBJECT TO CONTRACT Ref: G7262 Date: 11/24

Harris Lamb Limited Conditions under which particulars are issued.

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