



Enterprise Way, Evesham, WR11 1GS

£17,500 Per
Annum

- Industrial Unit with Offices
- Extending to 209.1m² (2,250ft²)
- Rateable Value : TBC
- On Site Parking
- EPC: C
- 6.2m Eaves

F2 is a modern steel portal frame industrial unit with an eaves height of 6.2m and a maximum clear height of 7.93m. Available for immediate occupation.

Location

Vale Park is strategically positioned just off the Evesham Bypass (A46), providing immediate and unrestricted access to the regional road network. The A46 links directly to Junction 9 of the M5, offering seamless connectivity to the Midlands, the South West, and national motorway routes.

Evesham town centre lies a short distance away, providing a full range of amenities, services, and public transport links. The area continues to benefit from strong commercial demand due to its connectivity, established business community, and convenient positioning between Worcester, Cheltenham, and Stratford-upon-Avon.

Description

Unit F2 is a modern steel portal frame industrial unit with an insulated roof. The external walls are constructed of block and brick, with profiled steel cladding to the front elevation, creating a durable and contemporary appearance.

The warehouse benefits from an eaves height of 6.2m and a maximum clear internal height of 7.93m, providing excellent vertical storage potential. Access is via an insulated roller shutter door measuring 4.6m wide x 5.3m high, suitable for a variety of loading requirements.

Internally, the unit has been configured to include a dedicated office area with a mezzanine floor above, offering additional storage or workspace. The trade counter and office areas feature suspended ceilings with CAT II lighting, painted plasterboard walls, and carpeted finishes, creating a smart and functional customer-facing environment.

Accommodation

Office: 59.84 m² (645 ft²)
Warehouse: 79.41 m² (855 ft²)
Mezzanine: 63.63 m² (685 ft²)

Gross Internal Area: 209.1 m² (2250 ft²)

Services

Mains water, three phase electricity and mains drainage are connected to the property. Interested parties are advised to make their own enquiries regarding the continuity of the supply.

Service Charge

A service charge is payable for the upkeep of Enterprise Way, Vale Park.

Business Rates & VAT

Rateable Value: TBC

The property is not elected for VAT.

Energy Performance Certificate

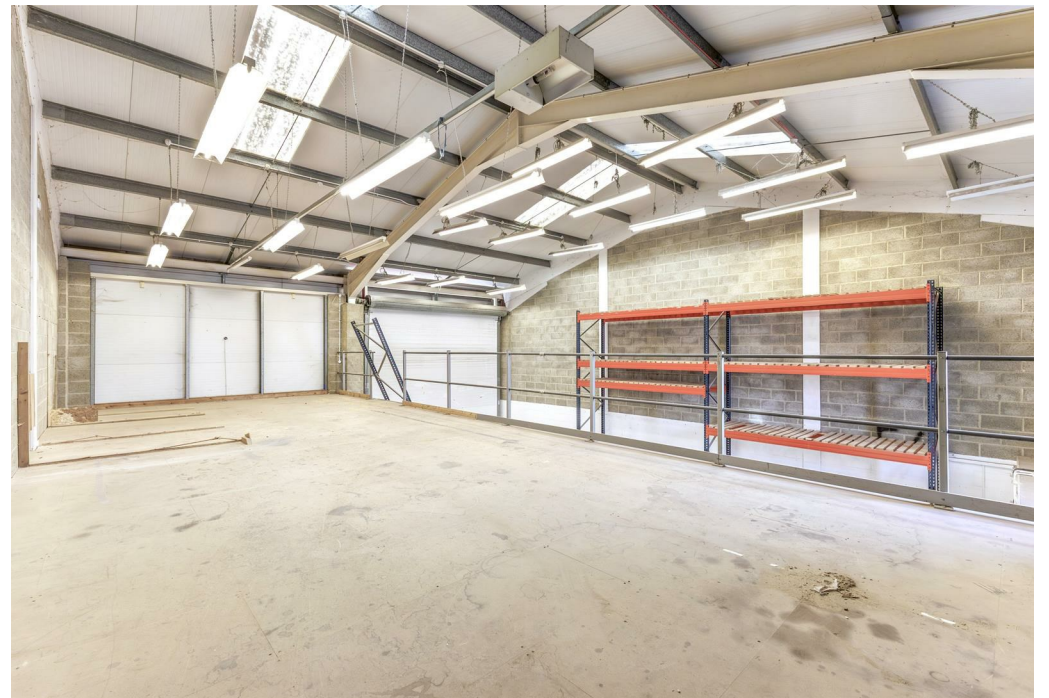
EPC Rating: 73 C

Viewings

To arrange a viewing please contact the commercial team: 01386 765700 or commercial@sheldonbosleyknight.co.uk

Important Notes

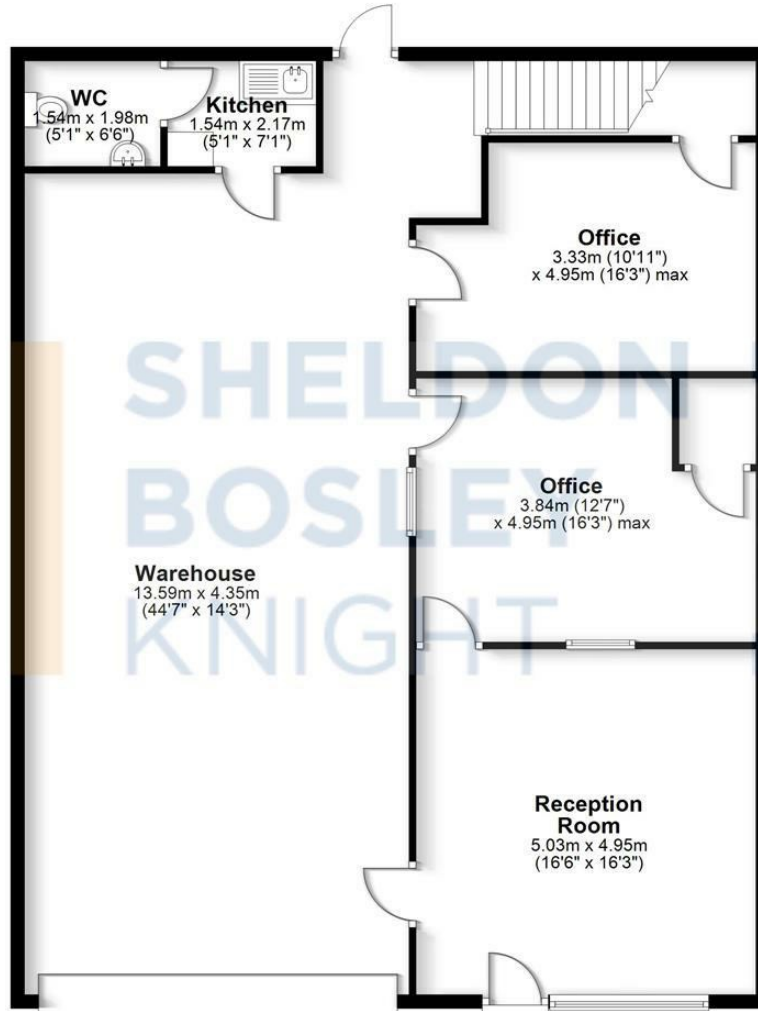
We are required by HMRC to conduct anti-money laundering checks on all parties with an interest in the property and accordingly we will require forms of identification in due course. Particulars: These Particulars do not constitute an offer or contract and should not be relied upon as being factually 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. VAT: The VAT position relating to the property may change without notice.



Plan

Ground Floor

Approx. 144.7 sq. metres (1557.5 sq. feet)



First Floor

Approx. 68.0 sq. metres (732.4 sq. feet)



Total area: approx. 212.7 sq. metres (2290.0 sq. feet)

All efforts have been made to ensure the measurements are accurate on this floor plan, however these are for guidance purposes only.
Plan produced using PlanUp.

For further information please email commercial@sheldonbosleyknight.co.uk