



Crab Apple Way, Evesham, WR11 1GP

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

£37,000 Per Annum

- VACANT OFFICE TO LET/ MAY SELL
- Energy Performance Certificate: 60 C
- Flexible mix of open plan and cellular offices, with fitted kitchen, reception, and staff facilities.
- Excellent natural light with double glazing throughout and Velux roof lights to the first floor.

Available October 2025. Sapphire House comprises 2790 ft² NIA across 2 stories benefitting from partial air conditioning, 14 parking spaces and a mixture of open plan and cellular offices.

Location

Sapphire House occupies a prominent position near the entrance to Vale Park, one of Evesham's most established and sought-after business estates. Extending to approximately 70 acres, Vale Park is home to a wide range of regional and national occupiers and provides a professional and well-maintained environment for modern business operations.

The estate lies to the south-east of Evesham, benefitting from excellent road communications with direct access to the A46 and A44, linking to Junction 9 of the M5 motorway and the national motorway network beyond. The property is also well placed for access to Worcester, Cheltenham, Stratford-upon-Avon and Birmingham, with Evesham town centre only a short drive away, offering local amenities and mainline rail services to Worcester, Oxford and London Paddington.

Description

Sapphire House is a modern detached office building constructed of brick elevations beneath a pitched roof, set within landscaped grounds with ample car parking. The building provides well-presented accommodation arranged over two floors and offers a mix of open plan and cellular office space, designed to suit a variety of occupier requirements.

The specification includes:

- Double-glazed windows throughout
- Gas-fired central heating with a modern boiler system
- Partial comfort cooling and air conditioning
- A combination of open plan offices and private meeting rooms
- Fitted kitchen and staff welfare facilities
- Attractive landscaped setting with dedicated parking

The building benefits from excellent levels of natural light, particularly at first floor level where accommodation is enhanced by Velux roof lights.

Accommodation:

The property extends to a total Net Internal Area (NIA) of 290.58 m² (3,126 ft²), with the following breakdown:

Ground Floor:

Offices: 183.75m² (1,977 ft²)

Ancillary accommodation (reception, kitchen, stores, etc.): 31.31 m² (336 ft²)

First Floor

Offices: 75.52 m² (813 ft²)

Externally, the building is complemented by 14 dedicated car parking spaces, a valuable provision for staff and visitors alike.

Services

The property benefits from, Mains gas-fired central heating, mains electric, water, waste drainage and partial air conditioning. Prospective tenants are advised to make their own enquiries to confirm service capacity and continuity of supply.

Tenure

The property is available by way of a new Full Repairing and Insuring lease for a term of 3-5 years, subject to negotiation. A sale would be considered for the site.

A service charge is levied by the Vale Park management company for the upkeep and maintenance of the estate. Further details are available on request.

Business Rates

To be confirmed

Energy Performance Certificate

EPC: 60 C

VAT

The property has been elected for VAT, and therefore VAT will be chargeable on rent and other outgoings.

Legal Costs

Each Party to pay own legal costs in association with the transaction

Local Authority

Wychavon District Council

Civic Centre, Queen Elizabeth Drive, Pershore, Worcestershire WR10 1PT

Tel: 01386 565000

Viewing

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

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.

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