



1A, Generation House, Crab Apple Way, Vale Park, Evesham,
WR11 1GP

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

£22,600 Per Annum

- Modern industrial unit with steel portal frame and contemporary exterior finish
- Rateable Value: £18,250
- Ground floor reception, accessible WC and kitchenette/staff area
- Practical warehouse layout surrounding central office core
- EPC: Rated B

1A Generation House provides 2,255 ft² (209.31 m²) of modern industrial and office accommodation on a well-established business park. The property offers contemporary workspace arranged across the warehouse and two-storey office areas, together with on-site parking and good welfare provision.

Location

Situated off the A46 to the south of Evesham, Vale Park benefits from strong strategic access. The A46 provides a direct route to the M5 at Tewkesbury, while the M40 and M42 are conveniently accessible to the north.

Description

The property is formed of a modern industrial unit constructed around a steel portal frame, with a combination of brickwork and insulated cladding creating a contemporary exterior. The frontage includes a powered loading door, a pedestrian entrance and windows at both levels, providing good natural daylight into the building.

Inside, the main warehouse area wraps around a central office core, giving the space an efficient layout for a range of operational needs. Entry at ground level leads into a small reception area, from which there is access to an accessible WC and a staff room incorporating kitchen fittings.

Services

Mains water, drainage, and three-phase electricity are understood to be connected.

Service Charge

Occupiers will be responsible for contributing a fair and reasonable proportion of the estate's shared maintenance and common area costs.

Tenure

The property is available by way of a new lease on terms to be agreed.

Energy Performance Certificate

EPC Rating: B 49

VAT

The property is elected for VAT and therefore will be charged as additional.

Business Rates

Current Rateable Value: £18,250

Note: All rateable values have been reviewed. The rateable value for this site will reflect £21,500 from April 2026.

Local Authority

Wychavon District Council
Civic Centre, Queen Elizabeth Drive, Pershore, Worcestershire WR10 1PT
Tel: 01386 565000

Legal Costs

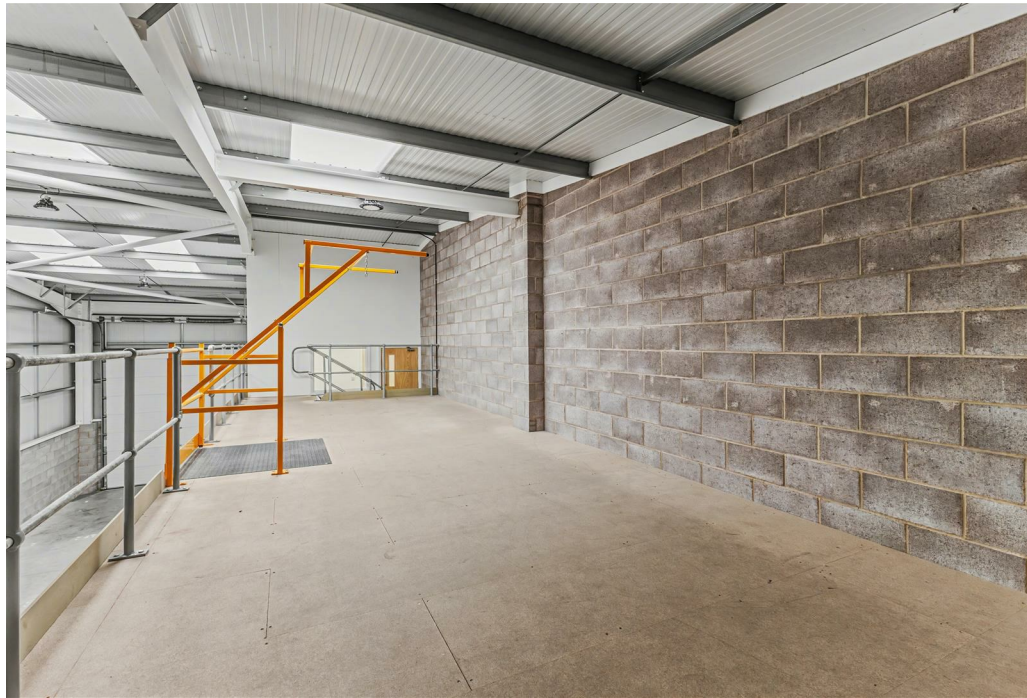
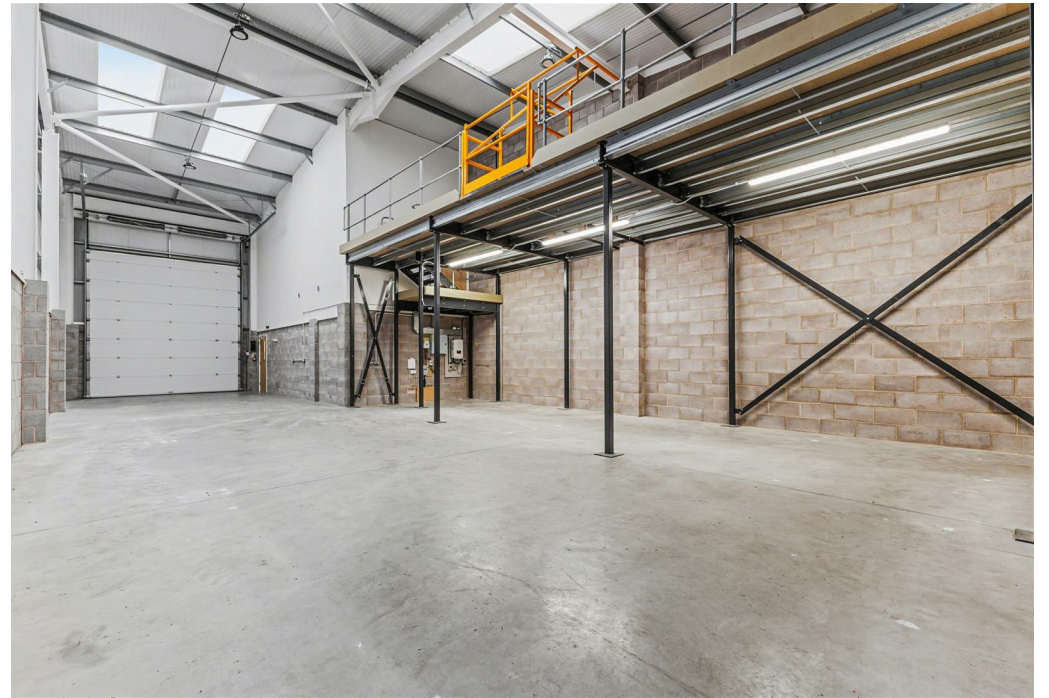
Each Party to pay own legal costs in association with the transaction

Viewing

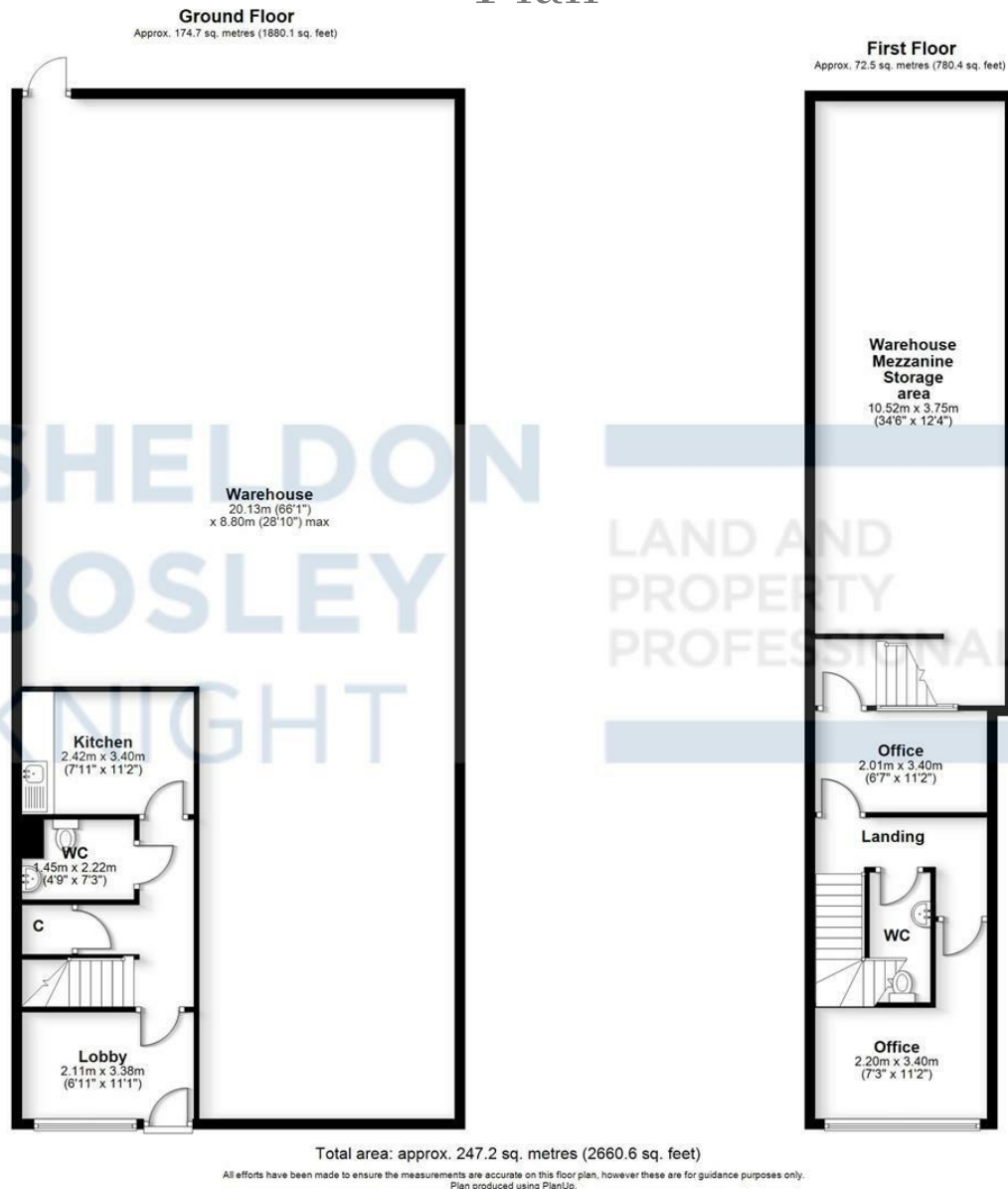
To arrange a viewing please contact the commercial Team on commercial@sheldonbosleyknight.co.uk or 01386 765700

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.



Plan



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