



# VALE PARK SOUTH EVESHAM

Vale Park South / Evesham / WR11 1LB

**FOR SALE / TO LET**

## Warehouse/ Industrial Units

- VS63 - 63,000 sq ft
- VS53 - 52,500 sq ft
- VS52 - 52,500 sq ft

Currently under construction  
and available **August 2023**

A development by:



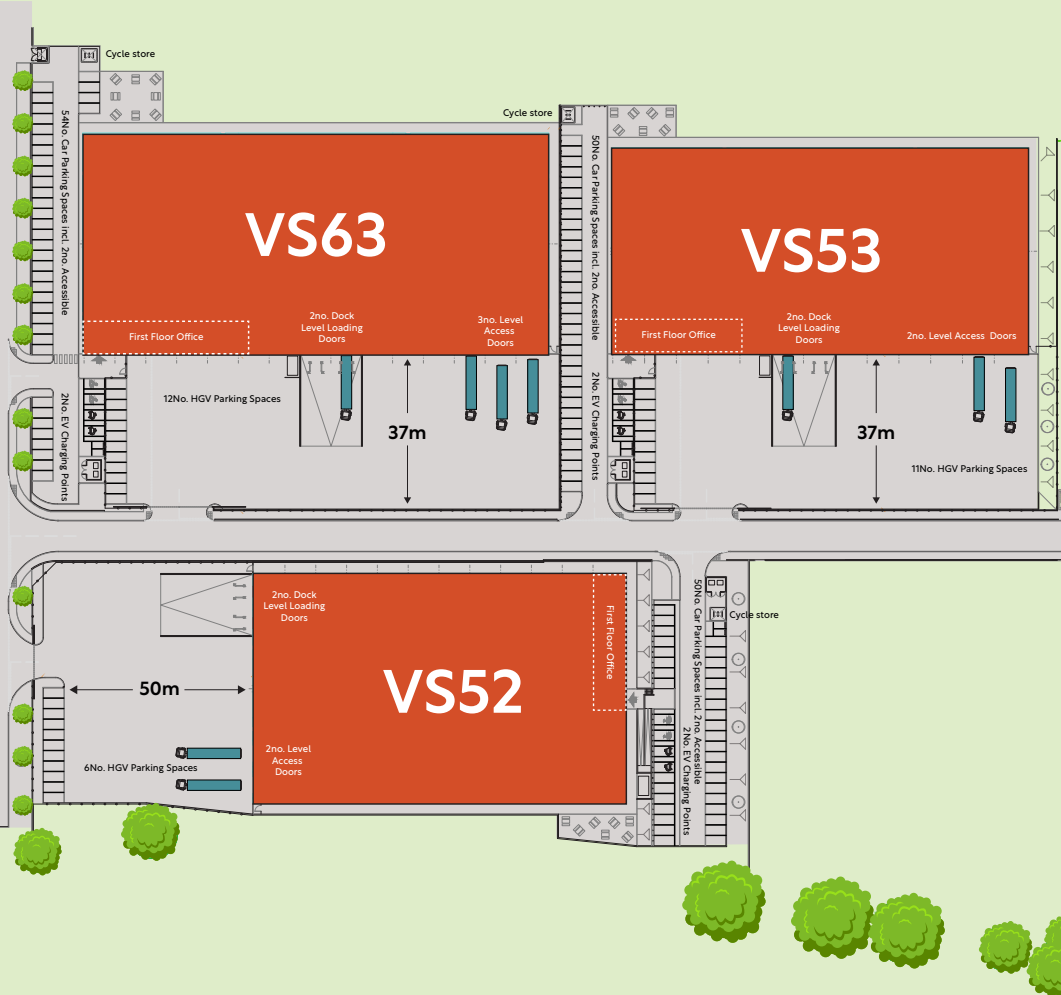
# Situation

Vale Park South is located on Conference Way on the Vale Park, Industrial Estate, off the A46 and to the south of Evesham. Vale Park South benefits from excellent access to main road infrastructure including the A46, M5 and M40.

Local area occupiers include Travis Perkins, Karndean, Matcom, Walsh Mushrooms, BHGS, AIM Logistics, Prima Fruit and many more.

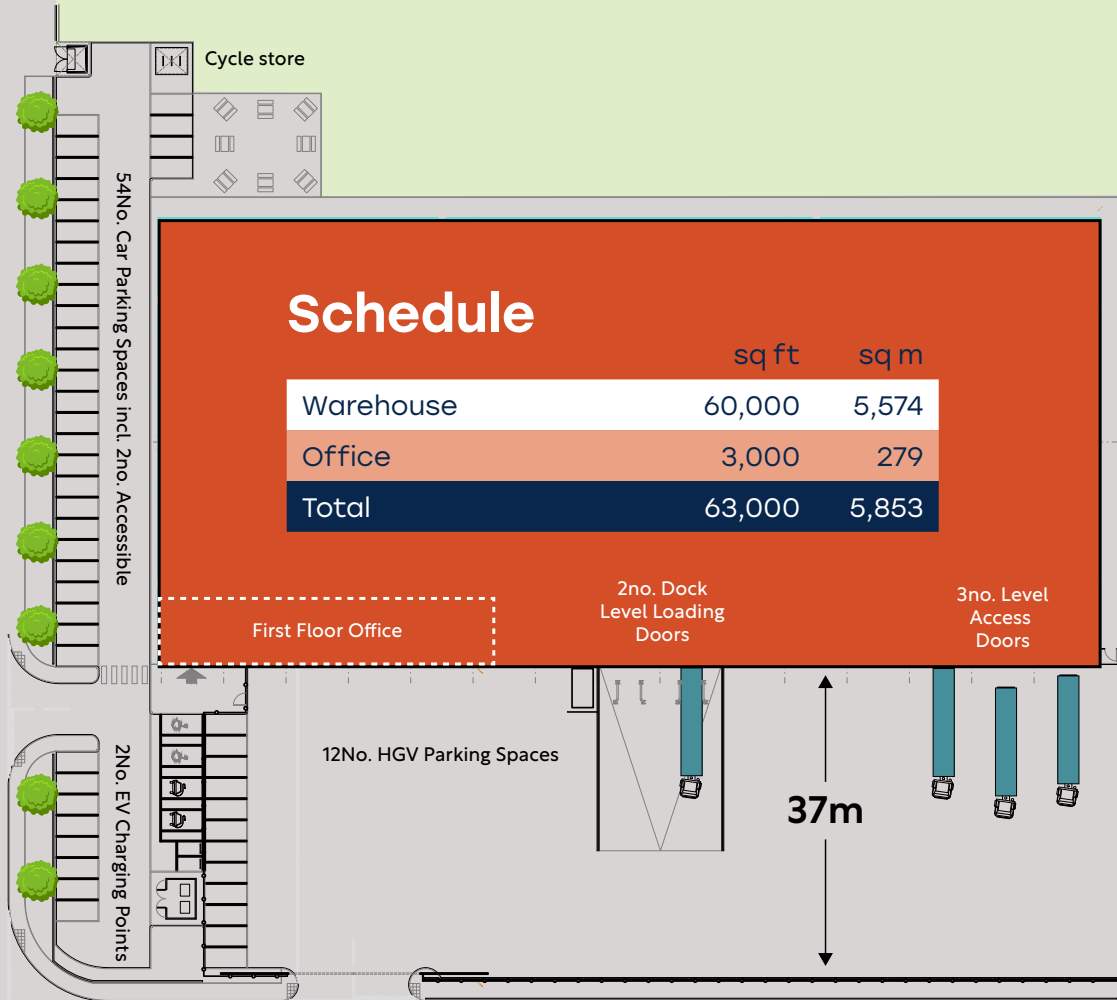


# Accommodation Summary

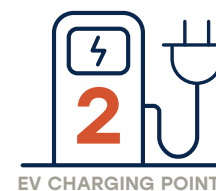
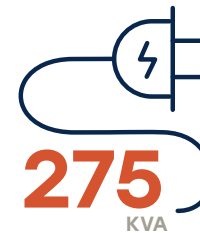


Description	All units		
Permitted Use	B2 (General Industrial) & B8 (Storage and Distribution)		
BREEAM Rating	Very Good		
EPC	A		
	VS63	VS53	VS52
Site Area	3.22 acres	2.88 acres	2.78 acres
Site Coverage	44%	42%	43%
Yard Depth	37m	37m	50m
Total Area (sq ft)	63,000	52,500	52,500
Warehouse (sq ft)	60,000	50,000	50,000
Office (sq ft)	3,000	2,500	2,500
Floor Loading Capacity Per sq m	50kN	50kN	50kN
Dock Level Loading Doors	2	2	2
Level Access Loading Doors	3	2	2
Clear Internal Height	10m	10m	10m
HGV Spaces	12	11	6
Car Parking Spaces	54	50	50
EV Charging Points	2	2	2
Power Supply	275kVA	265kVA	265kVA

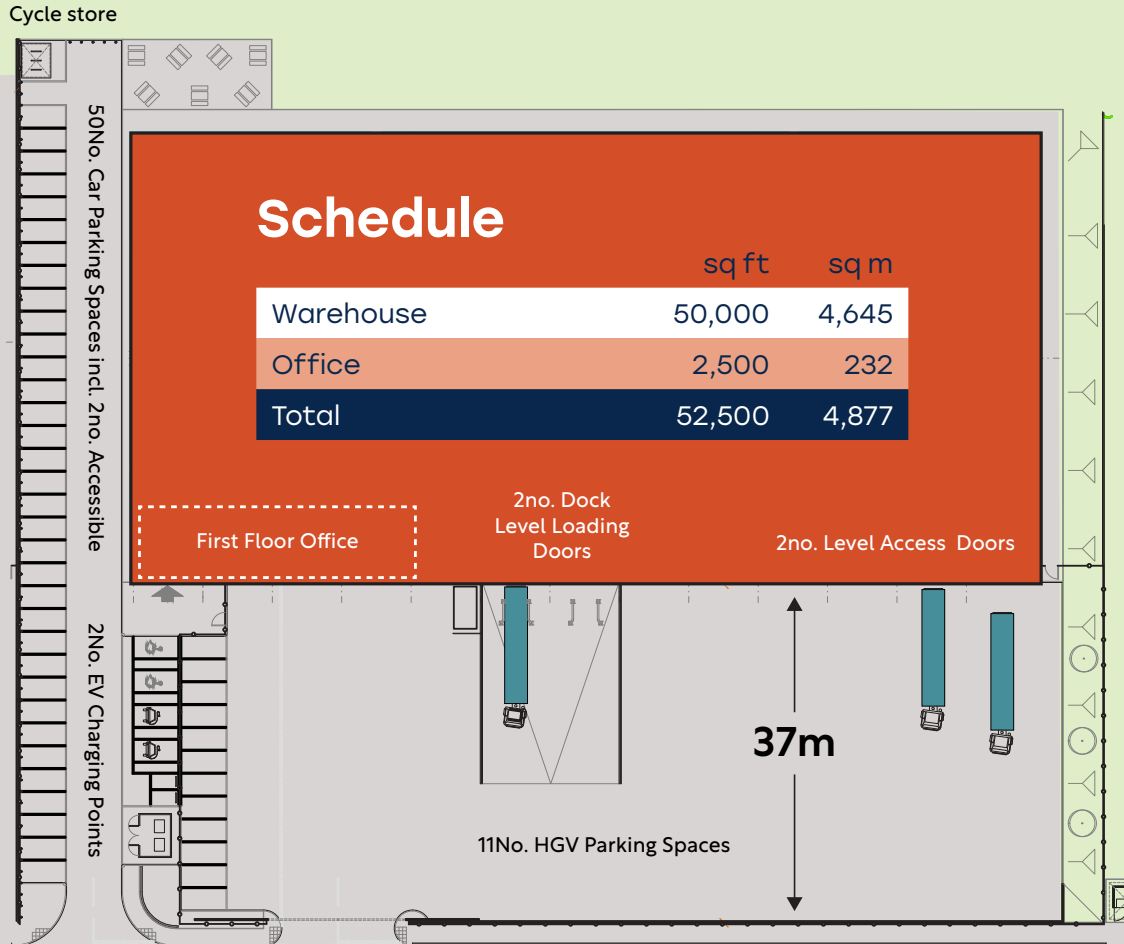
# Accommodation: VS63



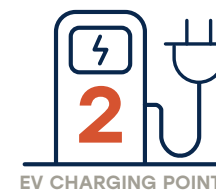
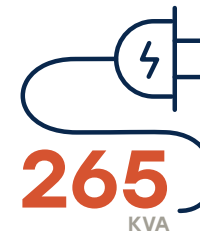
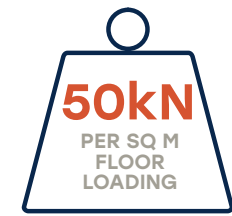
## Specification



# Accommodation: VS53

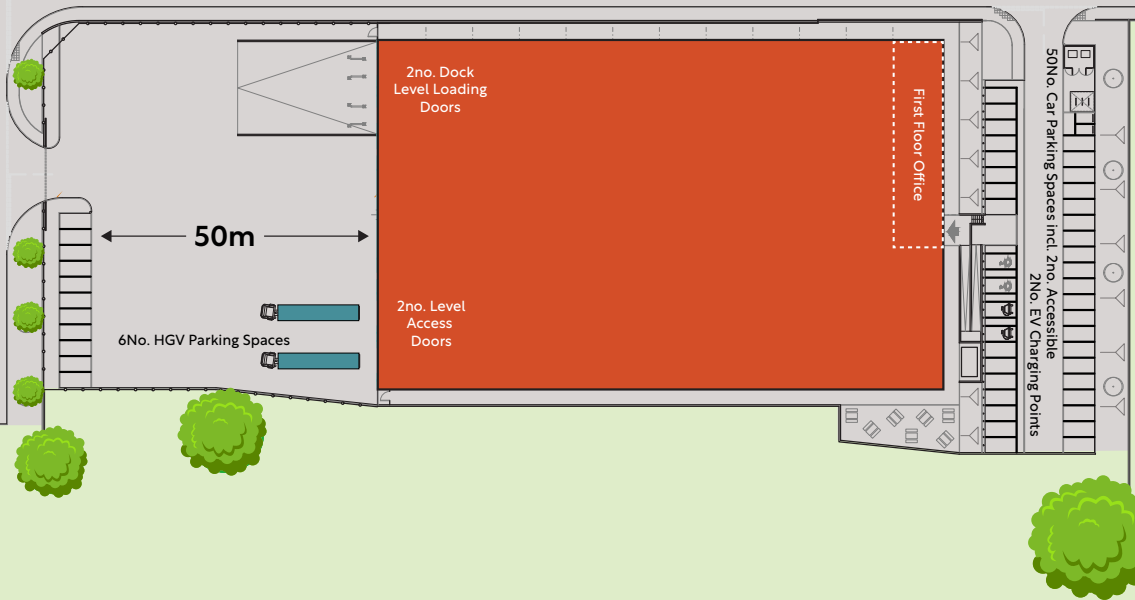
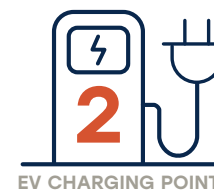
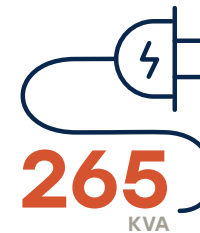
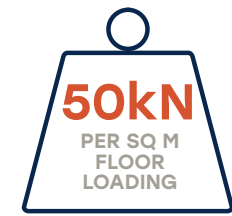


## Specification



# Accommodation: VS52

## Specification



## Schedule

	sq ft	sq m
Warehouse	50,000	4,645
Office	2,500	232
<b>Total</b>	<b>52,500</b>	<b>4,877</b>

# Under Construction



# Location



Evesham is recognised as a distribution location, with existing Vale Park companies such as Travis Perkins, Karndean, Matcom, Walsh Mushrooms, BHGS, AIM logistics, Prima Fruit and many more. Vale Park is situated adjacent to the A46 with swift access to the country's main transport infrastructure along with local amenities including petrol stations, supermarkets and restaurants.

**ROAD**

M5 (J9 Tewkesbury)	10 miles
M5 (J6 or J7 Worcester)	15 miles
Cheltenham	17 miles
Worcester	19 miles
M40 (J15 Warwick)	22 miles
Gloucester	25 miles
M4	54 miles

**AIR**

Birmingham Airport	35 miles
Bristol Airport	67 miles
Heathrow	106 miles

**RAILPORTS**

Hams Hall	41 miles
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**SEAPORTS**

Avonmouth	56 miles
Southampton	116 miles
Dover	204 miles
Liverpool	129 miles



# Contacts



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# VALE PARK SOUTH EVESHAM

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## Design and Build opportunities available

Contact our agents for further  
information

A development by:



[block-industrial.com/vale-park-south](http://block-industrial.com/vale-park-south)