

# FOR SALE/ TO LET

**UNIT 10/11 MILLENNIUM WAY**  
VALE PARK, EVESHAM, WR11 1GR



## INDUSTRIAL/WAREHOUSE PREMISES

**35,974 sq ft (3,342.15 sq m)** (Approx. Total Gross Internal Area)

**Total Site Area 2.61 acres (1.06 hectares)** (Approx.)

- Expansion potential
- Large secure fenced site
- 27% site density
- Currently fitted out as an operational cold store and chilled store

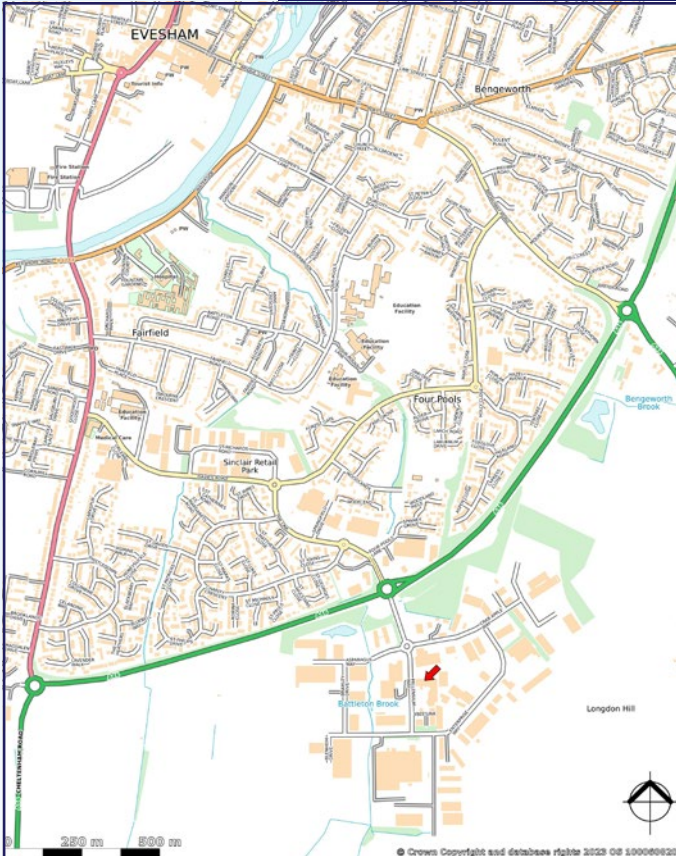


## LOCATION

Evesham is located at the junction of the A44 and A46 trunk roads, approximately 17 miles to the south east of Worcester, approximately 16 miles to the south of Redditch and approximately 16 miles to the north of Cheltenham. Access is available to the M5 Motorway at Junction 6 (Worcester), Junction 9 (Tewkesbury) and to the M42 Motorway at Junction 3 and the M40 Motorway at Junction 15.

The property is situated on the well-established Vale Business Park situated approximately 2 miles south of the town centre.

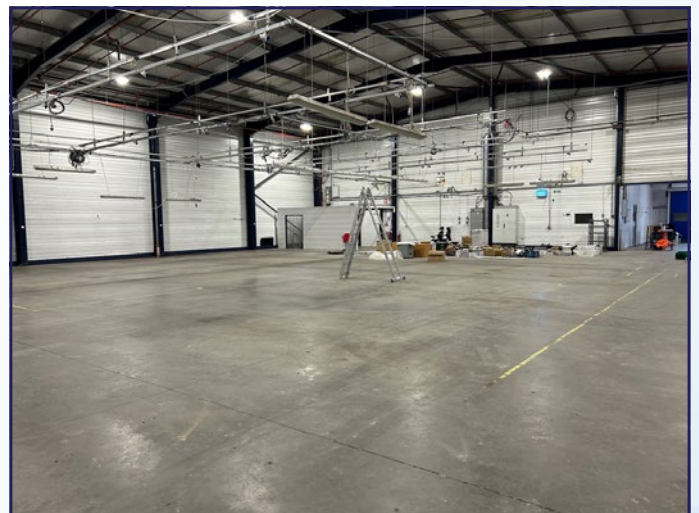
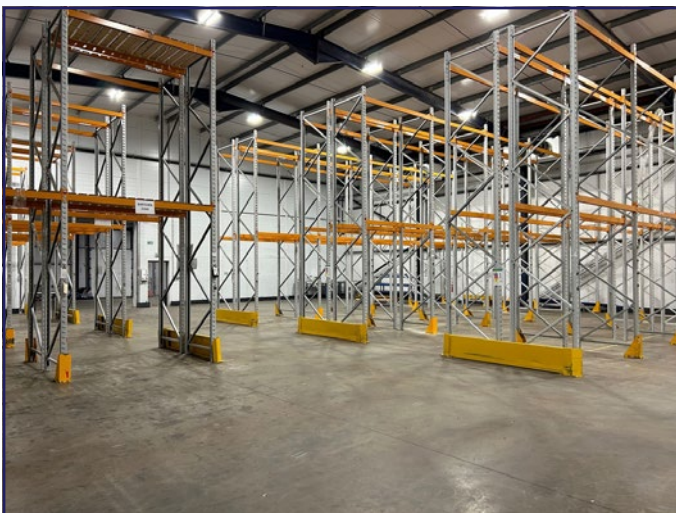
**POSTCODE: WR11 1GR**



## DESCRIPTION

Refrigerated factory/ warehouse facility with two storey offices to the front and separate industrial/warehouse building all on a self-contained site of 2.61 acres.

- Working height c. 7.5m
- 3 dock level loading doors
- 2 level access loading doors



## ACCOMMODATION

	SQ M	SQ FT
<b>Refrigerated factory/ warehouse</b>		
Warehouse – Bay 1	1,230.82	13,248
Warehouse – Bay 2	1,050.09	11,303
Loading Bay	241.25	2,597
Offices – ground floor	187.90	2,023
Offices – first floor	451.98	4,865
<b>Pallet store</b>		
Industrial/warehouse	143.39	1,543
Workshop	36.72	395
<b>TOTAL</b> Approx. Gross Internal Area	<b>3,342.15</b>	<b>35,974</b>

## TENURE

The property is available on a freehold basis or alternatively a new full repairing and insuring lease on terms to be agreed.

## QUOTING PRICE/ RENTAL

Upon application.

## 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/ purchaser is advised to obtain verification from their solicitor or surveyor.

All mains services except gas are connected to the property.



## BUSINESS RATES

2023 Rateable Value: £180,000

## EPC

EPC Rating: B (42)

## MONEY LAUNDERING

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

**VIEWING** Strictly via sole agents

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**SUBJECT TO CONTRACT** Ref: G7255 Date: 01/24

Harris Lamb Limited Conditions under which particulars are issued.

Messrs. Harris Lamb Limited for themselves, for any joint agents and for the vendors or lessors of this property whose agents they are given notice that:

(i) The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract.

(ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them.

(iii) No person in the employment of Messrs. Harris Lamb or any joint agents has any authority to make or give any representation or warranty whatever in relation to this property.

(iv) All rentals and prices are quoted exclusive of VAT. (v) Harris Lamb is the trading name of Harris Lamb Limited.

