



FOR SALE

Part of Former Evesham.com HQ
Millennium Way, Vale Park
Evesham WR11 1TD



1,170.5 m² (12,600 sq ft) Warehouse on 1.12 Hectares (2.78 acres) Site

Area of Building Approximate Gross Internal Area

- Direct Access Just Off A46 Evesham Bypass
 - Located On Established Vale Park
- Expansion Potential – Subject To Planning
 - For Sale £1.4 Million





LOCATION:

Vale Park is a 70 acre landscaped Business Park, located to the southeast of Evesham Town centre with direct access from the A46 Evesham bypass. The A46 provides direct access to the M5 motorway approximately 11 miles to the south (J9), the M40 approximately 18 miles to the northeast (J15), and the M42 (J3) approximately 12 miles to the north via the A435.

DESCRIPTION:

The warehouse was built in 1997 and extends to approximately 1,170 m² (12,600 sq.ft.) with the potential to be extended, subject to planning, to provide an enlarged building directly fronting Millennium Way. The property has an eaves height of 7.2 m (23ft 6ins).

ACCOMMODATION:

The Approximate Gross Internal Areas are:

	M ²	Sq ft
Warehouse	1,170	12,600

SERVICES:

We understand the property is connected to mains water, gas electricity and to the mains sewer.

FIXTURES & FITTINGS:

We have not tested any apparatus, equipment, fixings or services at the premises and cannot verify that they are in working order or fit for purpose. Therefore potential purchasers are advised to obtain verification as to the suitability of the apparatus, equipment and fixtures and fittings within the premises.

BUSINESS RATES:

Description: Warehouse and Premises
Rateable Value: Not yet separately assessed.

TENURE:

For Sale: Freehold based on £1.4 million.

LEGAL COSTS:

Each party to bear their own legal costs



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Not to Scale, For Identification Purposes Only. Boundaries Marked Are Approximate.

VAT:

The price quoted is exclusive of VAT.

VIEWING:

Harris Lamb
Grosvenor House
1 St Marys Street
Worcester, WR1 1HA

Lance Turner
Tel: 01905 22666

W603 March 2009

