

TO LET

UNIT 3, GROSVENOR BUSINESS PARK, VALE PARK
ENTERPRISE WAY, EVESHAM, WORCESTERSHIRE, WR11 1GS

harrislamb
PROPERTY CONSULTANCY



MODERN TRADE COUNTER UNIT

4,028 sq ft (374.2 sq m) (Approx. Total Gross Internal Area)

- Open-plan warehouse ideal for trade counter layout, stock handling and storage
- Demised yard & customer parking areas
- Modern business park location with excellent access to A46 Evesham bypass

DESCRIPTION

Unit 3 is a modern semi-detached trade counter unit having undergone a recent refurbishment to provide high-quality accommodation suitable for a variety of trade occupiers.

The unit offers:

- Open-plan warehouse ideal for trade counter layout, stock handling and storage
- Concrete floor (37.5 kn/m² loading capacity) for heavy-duty operations
- LED lighting throughout for efficient working environments
- 7.6m eaves (6.5m minimum working height)

Externally, the property benefits from a large demised yard and parking, allowing:

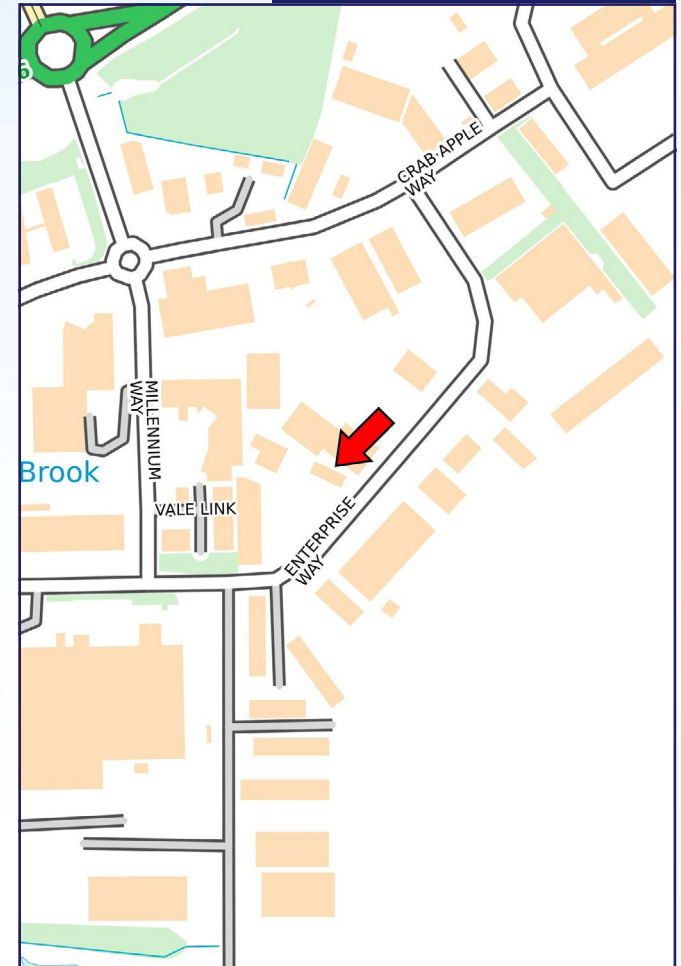
- Easy customer parking
- Delivery vehicle manoeuvring
- Potential for external storage or display

Nearby occupiers include, Screwfix, Toolstation, Travis Perkins, Jewson, Huws Gray

LOCATION

Grosvenor Business Park is superbly located on Enterprise Way off the main A46 Evesham Bypass. Evesham town centre is approximately 2 miles northwest, Junction 9 of the M5 Motorway is approximately 10 miles southwest and Junction 6 of the M5 approximately 15 miles distant.

POSTCODE: WR11 1GS



ACCOMMODATION

	SQ M	SQ FT
Warehouse	374.2	4,028
TOTAL Approx. Gross Internal Area	374.2	4,028

RENT

Quoting rent on application.

TERMS

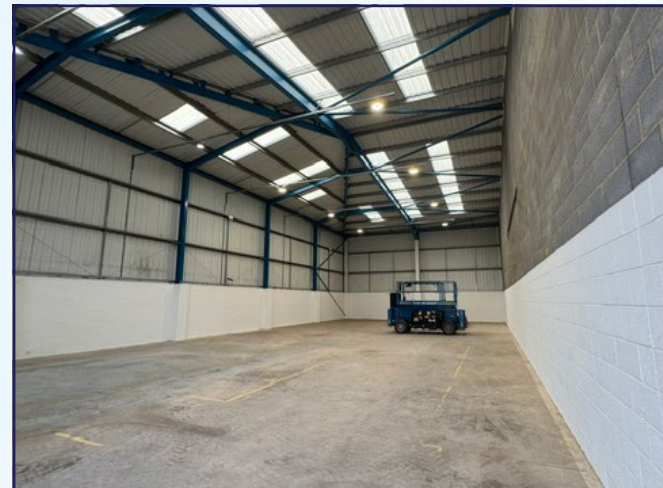
The property is available on a new FRI lease on terms to be agreed.

BUSINESS RATES

Rateable Value (2026): £36,500

EPC

EPC Rating B(26).



SERVICES

It is understood that the premises benefit from all mains services. Applicants are advised to make their own enquiries of the relevant utility companies.

VAT

All prices quoted are exclusive of VAT, which may be chargeable.

LEGAL COSTS

Each party to bear their own.

ANTI-MONEY LAUNDERING

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

AGENTS NOTE ESTATE AGENTS ACT 1979

The Directors of Harris Lamb declare a financial interest in the property.



VIEWING Strictly via the joint agents

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SUBJECT TO CONTRACT Ref: G4019 Date: 09/26

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.