

FOR SALE / TO LET



ASPARAGUS POINT

| ASPARAGUS WAY | VALE PARK | EVESHAM | WR11 1GN |



15,000sqft already sold

**NEW INDUSTRIAL /
WAREHOUSE UNITS**

From **3,415** sq ft (317.3 sq m)
to **21,215** sq ft (1,970.9 sq m)

**IMMEDIATELY
AVAILABLE**

THE OPPORTUNITY

Hortons Estate have completed construction of new industrial / warehouse units on the popular Vale Park at Evesham. Hortons have built two terraces together with Unit 2 which is pre sold to the logistics company, Squab Group.

LOCATION

Vale Park is a well-established employment site located on the eastern edge of Evesham in East Worcestershire. The development is in a strategic location being on the A46 which provides excellent links to the M5 at J9 (Tewkesbury) in the south with the M42 at J3 (Redditch) and the M40 at J15 (Stratford / Warwick) in the north.

Evesham is not only well served by road but also benefits from a direct rail connection with Worcester and London Paddington.

The scheme is accessed directly off Asparagus Way which in turn links with the main spine road (Millennium Way) off the A46. Neighbouring occupiers include Karndean, Matcon, Primafruit, Travis Perkins, Robert Welch, AIM Logistics and Walsh Mushrooms.

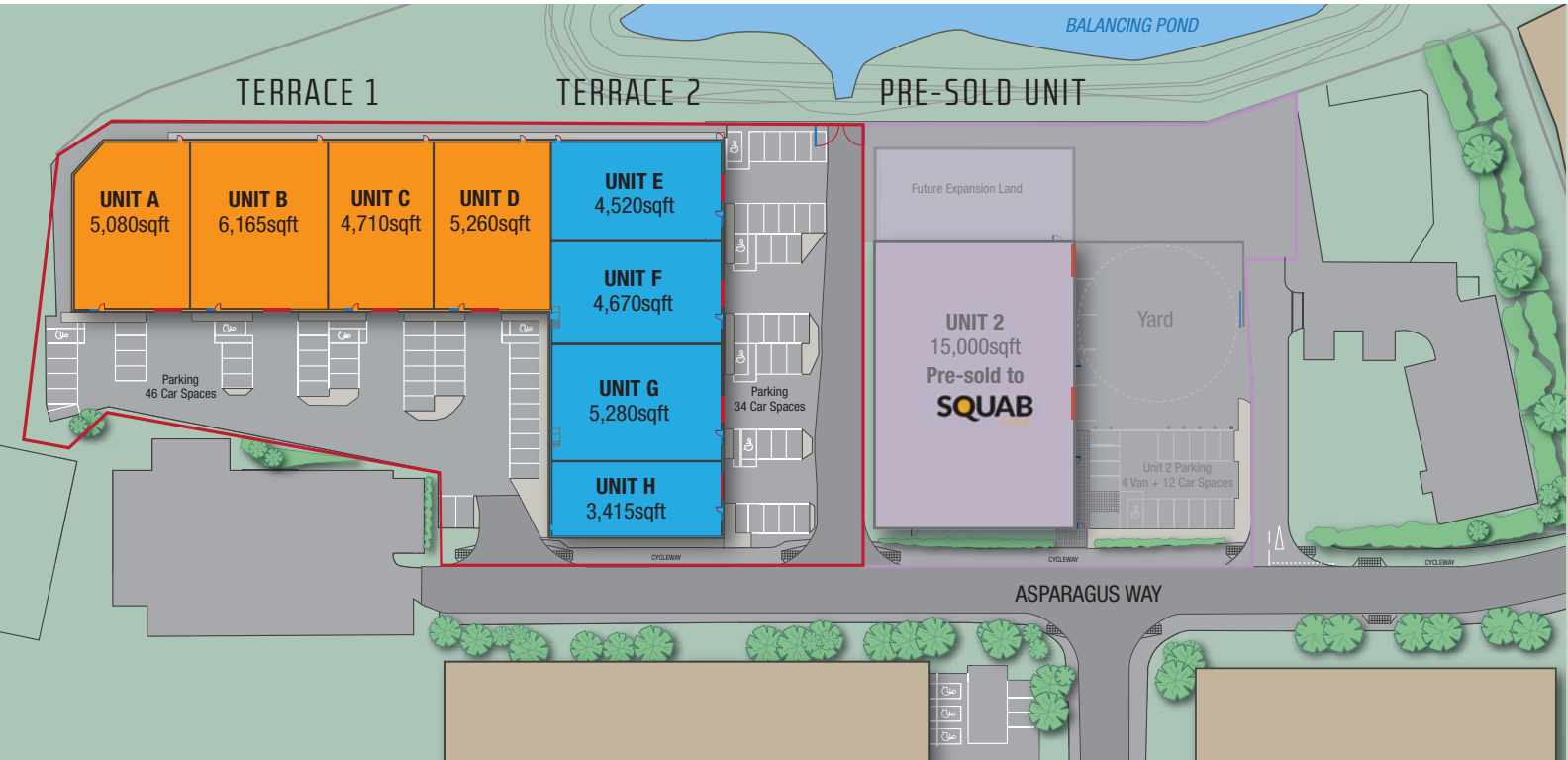
Vale Park is located opposite the popular Four Pools Retail park which provides useful amenities on the doorstep. These include Morrisons supermarket and petrol filling station, McDonalds and Frankie & Benny's restaurants, Halfords, The Range, Pets at Home and PC World. Construction is now underway for a new Lidl and TK Maxx.

DESCRIPTION

Asparagus Point provides 8 new industrial / warehouse units within two terraces laid out in an L-shape providing a range of unit sizes from 3,415 sqft (317.3 sqm) up to 21,215 sqft (1,970.9 sqm) if combined.

SPECIFICATION

- Steel portal frame construction
- Height to haunch 8.0m – 8.9m
- 70 kVA three phase electrical supply
- 40kN/m² concrete floor slab
- Level access with electric roller shutter door
- EPC – A rating
- Glazed pedestrian entrance door and screen
- 10% rooflight coverage
- Solar powered system to provide 10% of notional energy usage



TERRACE 1

Unit A	5,080 sqft	471.9 sqm
Unit B	6,165 sqft	572.7 sqm
Unit C	4,710 sqft	437.6 sqm
Unit D	5,260 sqft	488.7 sqm

TERRACE 2

Unit E	4,520 sqft	419.9 sqm
Unit F	4,670 sqft	433.9 sqm
Unit G	5,280 sqft	490.5 sqm
Unit H	3,415 sqft	317.3 sqm

Figures quoted as gross internal footprints



TERRACE 2



TERRACE 1





SERVICES

Mains services are connected to the units. These services have not been tested and any enquiring party is encouraged to make their own enquiries in this regard.

PLANNING

B1 / B2 / B8 use classes.

TENURE

The units are available to buy or to rent on a full repairing and insuring basis.

VAT

The property is VAT elected.

	TRAVEL DISTANCE	TRAVEL TIME
M5 Junction 9 (Tewkesbury)	12.2 miles	13 min
M42 Junction 3 (Redditch)	22.3 miles	24 min
M40 Junction 15 (Warwick/Stratford)	24.5 miles	26 min
Worcester	19.1 miles	20 min
Birmingham	32.9 miles	35 min
Bristol	57.5 miles	1 hr 2 min
Cardiff	85.1 miles	1 hr 31 min
London	118 miles	2 hr 6 min
Birmingham International Airport	35.5 miles	38 min
Avonmouth Docks	57.1 miles	1 hr 1 min

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FOR MORE INFORMATION

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DEVELOPER



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