

# B2000

BRAMLEY DRIVE, EVESHAM,  
WORCESTERSHIRE, WR11 1JH



80,236 sq ft  
7,454 sq m

**TO LET**  
**INDUSTRIAL / DISTRIBUTION PREMISES**  
**FULLY FITTED AND READY FOR OCCUPATION**

- 76 car parking spaces (4 EV points)
- Secure concrete surfaced yard area
- 12 metre working height
- 5 dock level loading and 3 level access loading doors
- 380 kVA power supply
- 99 kW solar power generated from PV panels
- Gas fired wall mounted blowers
- Ground and first floor offices
- Passenger lift to first floor offices
- Wide aisle racking with capacity up to 10,500 pallet spaces
- High level LED lighting



## 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 16 miles to the north of Cheltenham. Access is available to the M5 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 Evesham town centre.

**What3words:** [///snuggle.wheat.shots](https://what3words.com/snuggle.wheat.shots)

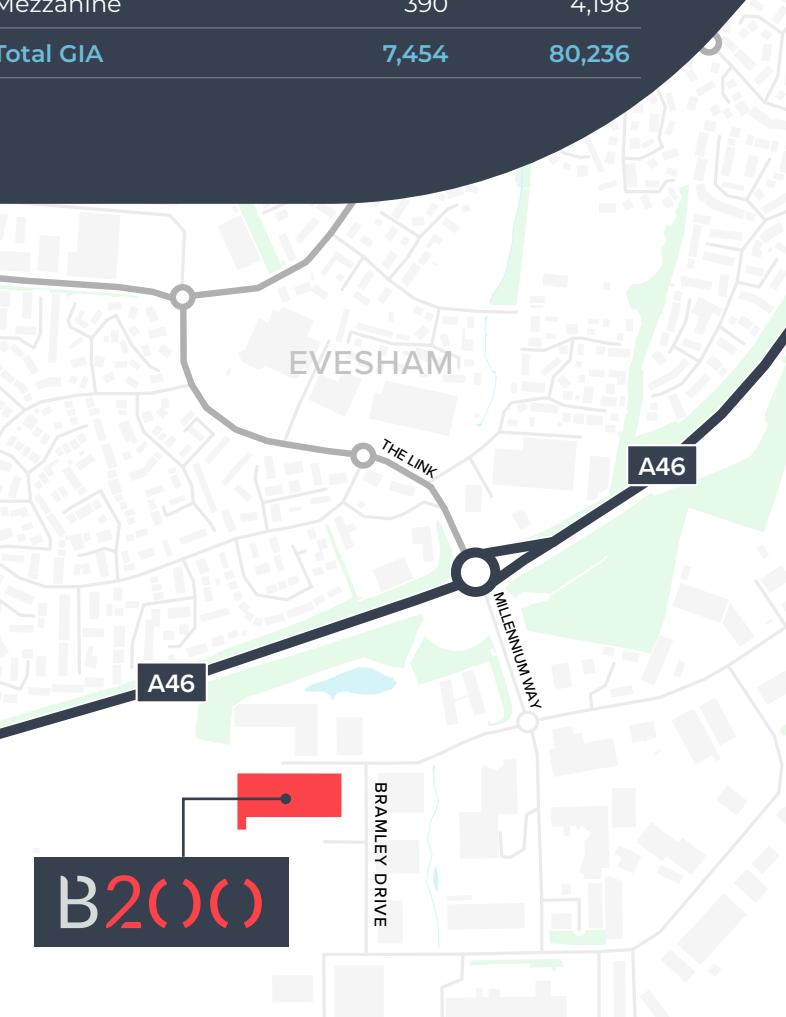


## Description

The property is of modern two bay steel portal frame construction incorporating integral two storey offices with canteen and locker room facilities.

## Accommodation

	Sq m	Sq ft
Warehouse	6,330	68,138
Two Storey Offices	734	7,900
Mezzanine	390	4,198
<b>Total GIA</b>	<b>7,454</b>	<b>80,236</b>



### 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





## Tenure

The property is available by means of a new Full Repairing and Insuring lease upon terms to be agreed.

## Rental

Quoting rent of £7.00 per sq ft.

## Rates

2023 Rateable Value: £385,000.

## EPC

EPC Rating: B (49).

## Services

We understand that all mains' services are connected to the property.

## Money Laundering

The Money Laundering Regulations require identification checks are undertaken for all parties leasing a property. Before a business relationship can be formed, we will request proof of identification for the leasing entity.

## Legal Costs

Each party to bear their own legal costs including any transactions.

## VAT

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

## Viewing

Strictly via joint agents:



Andrew Lewis

07394 569 127

andrewlewis@gjsdillon.co.uk

Charles D'Auncey

07747 897 866

charles.dauncey@harris lamb.com

Jorge Bray

07394 569 128

jorgebray@gjsdillon.co.uk

Sara Garratt

07876 898 280

sara.garratt@harris lamb.com



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