

TRINITY VALE PARK

EVESHAM WR11 1LB



NEW HIGH SPECIFICATION INDUSTRIAL UNITS TO LET / FOR SALE

UNIT A

64,806 sq ft

UNIT B

53,979 sq ft

UNIT C

53,879 sq ft

Available for immediate occupation



Trinity, Vale Park, Conference Way
Evesham WR11 1LB

///promote.hints.branched

Build to suit opportunities of up to
285,000 sq ft are also available

A new industrial development on **Vale Park** —a well established estate.

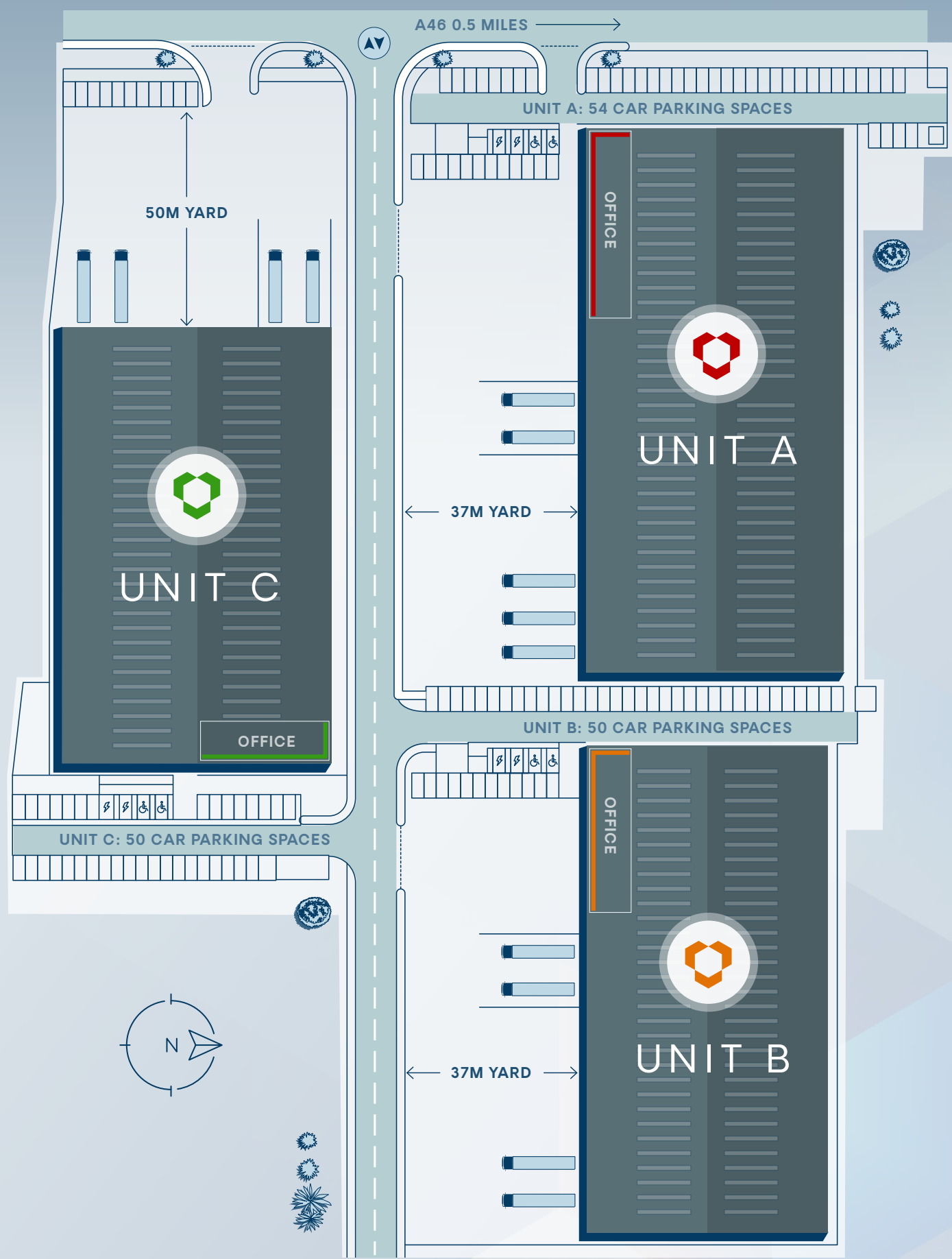
Trinity | Vale Park is a new site comprised of three units situated on Conference Way within Vale Park just off the A46, to the south of Evesham.

The units are an ideal hub for logistics, distribution and manufacturing operations.



Modern high-performance units designed for efficiency, capacity and sustainability.

| UNIT A | SQ FT | SQ M | UNIT B | SQ FT | SQ M | UNIT C | SQ FT | SQ M |
|-----------|--------|---------|-----------|--------|---------|-----------|--------|---------|
| Warehouse | 60,999 | 5,667 | Warehouse | 50,628 | 4,703.5 | Warehouse | 50,628 | 4,701.2 |
| Office | 3,807 | 353.7 | Office | 3,351 | 311.3 | Office | 3,276 | 304.3 |
| Total | 64,806 | 6,020.7 | Total | 53,979 | 5,014.8 | Total | 53,879 | 5,005.5 |



Dock Access Doors

UNIT A — 2
UNIT B — 2
UNIT C — 2

Level Access Doors

UNIT A — 3
UNIT B — 2
UNIT C — 2

Yard Depth

UNIT A — 37M
UNIT B — 37M
UNIT C — 50M

Clear Internal Height

UNIT A — 10M
UNIT B — 10M
UNIT C — 10M

Warehouse Flooring

UNIT A — FM2
UNIT B — FM2
UNIT C — FM2

Floor Loading kN/sq m

UNIT A — 50
UNIT B — 50
UNIT C — 50

Power Supply

UNIT A — 275 kVa
UNIT B — 265 kVa
UNIT C — 265 kVa

HGV Parking Bays

UNIT A — 12
UNIT B — 11
UNIT C — 6

Car Parking Spaces

UNIT A — 54
UNIT B — 50
UNIT C — 50

EV Charging Points

UNIT A — 2
UNIT B — 2
UNIT C — 2

EPC rating

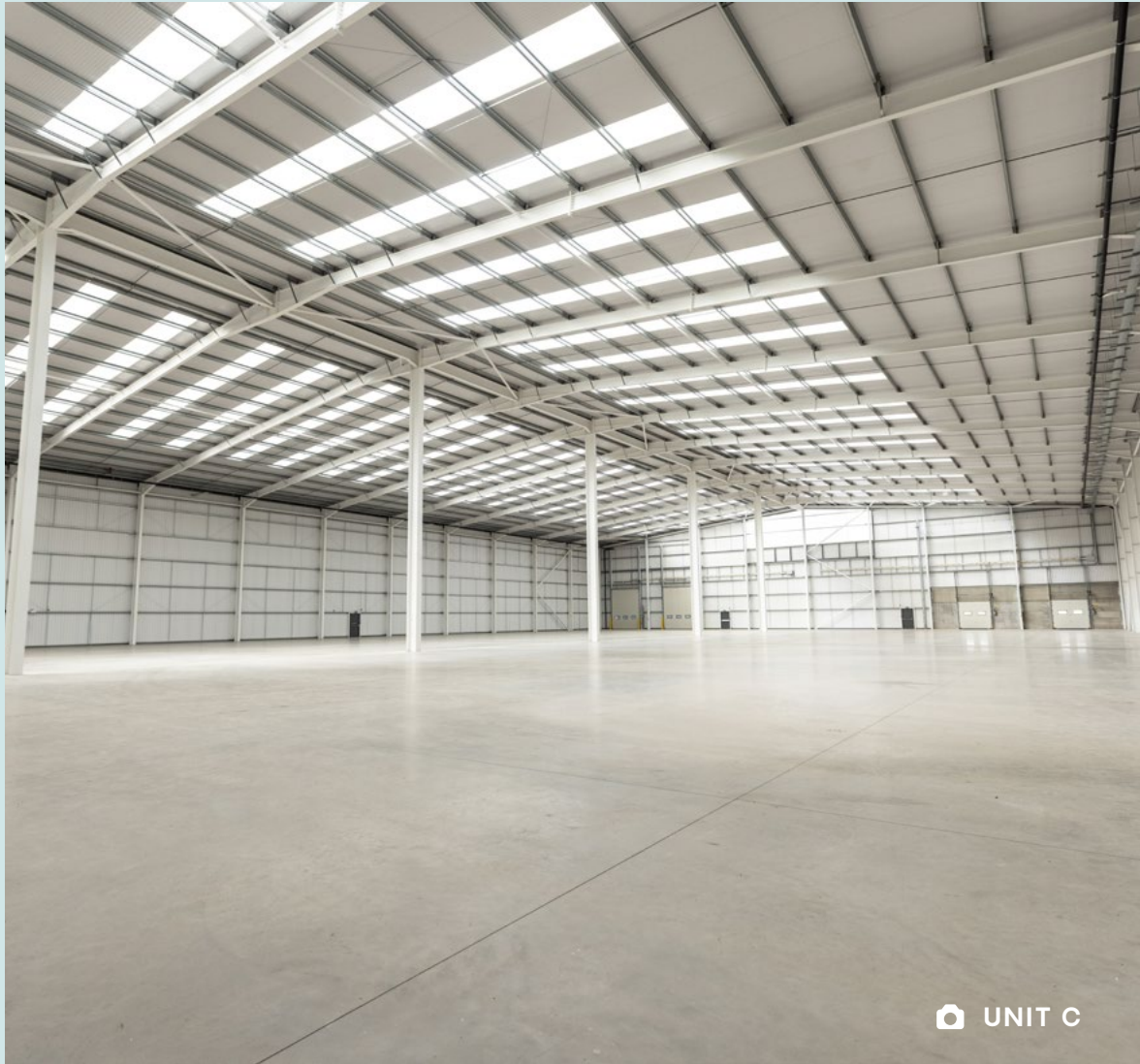
A

BREEAM

Very Good




A **brand new** development
with an exceptionally high
level of finish.



Connectivity to the nation's key transport networks.



|  Road | Distance | Drive time |  Airports | Distance | Drive time |
|--|----------|------------|--|-----------|------------|
| M5 (J9 Tewkesbury) | 11 miles | 18 mins | Birmingham Airport | 35 miles | 45 mins |
| M5 (J6 or J7 Worcester) | 14 miles | 25 mins | Bristol Airport | 69 miles | 80 mins |
| Cheltenham | 16 miles | 28 mins | Heathrow Airport | 90 miles | 100 mins |
| M40 (J15 Warwick) | 23 miles | 28 mins |  Seaports | | |
| Redditch | 21 miles | 30 mins | Avonmouth | 56 miles | 55 mins |
| M42 (J3) | 22 miles | 30 mins | Southampton | 104 miles | 120 mins |
| Worcester | 17 miles | 31 mins | Liverpool | 148 miles | 150 mins |
| Gloucester | 24 miles | 35 mins | Dover | 205 miles | 203 mins |





For more information, please contact one of our agents:

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Now managed by:

