



NEW HIGH SPECIFICATION INDUSTRIAL UNITS TO LET / FOR SALE

UNIT A 64,806 sq ft



UNIT C 53,879 sq ft

Available for immediate occupation



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.

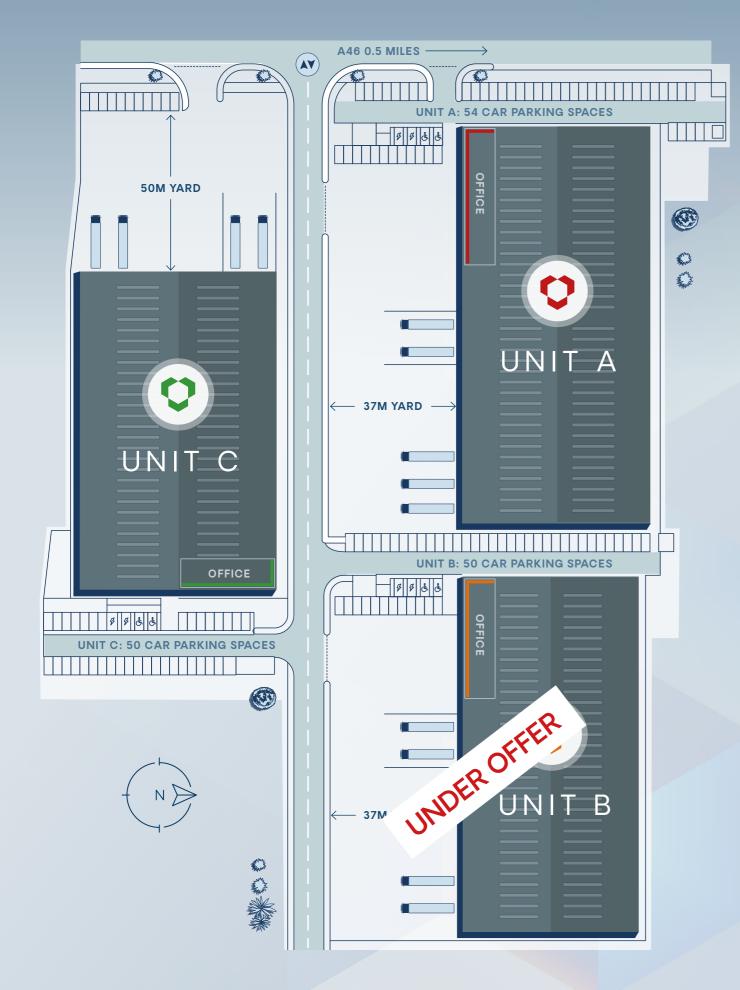
The units are an ideal hub for logistics, distribution and manufacturing operations.

↑ ¼ M40 Motorway

28 MINS, 23 MILES



SPECIFICATION



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

UNIT A	SQ FT	SQ M
Warehouse	60,999	5,667
Office	3,807	353.7
Total	64,806	6,020.7

UNIT B	SQ FT	ER 1
Warehouse	2 OFF	4,703.5
Offi ND	3,351	311.3
Tota	53,979	5,014.8

UNIT C	SQ FT	SQ M
Warehouse	50,628	4,701.2
Office	3,276	304.3
Total	53,879	5,005.5



Dock Access Doors

UNIT A — 2

UNIT B — 2

UNIT C — 2



Warehouse Flooring

UNIT A — FM2 UNIT B — FM2

UNIT C — FM2



Car Parking Spaces

UNIT A — 54 UNIT B — 50

UNIT C — 50



Level Access Doors

UNIT A — 3 UNIT B — 2

UNIT C — 2



Floor Loading kN/sq m

UNIT A — 50 UNIT B — 50

UNIT C — 50



EV Charging Points

UNIT A — 2

UNIT C — 2



Yard Depth

UNIT A — 37M UNIT B — 37M

UNIT C - 50M



Power Supply

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



EPC rating



Clear Internal Height

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



HGV Parking Bays UNIT A — 12

UNIT C — 6



BREEAM Very Good

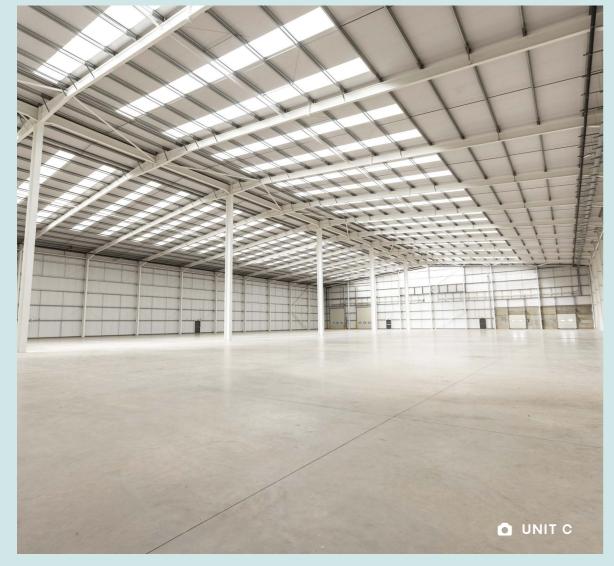


GALLERY



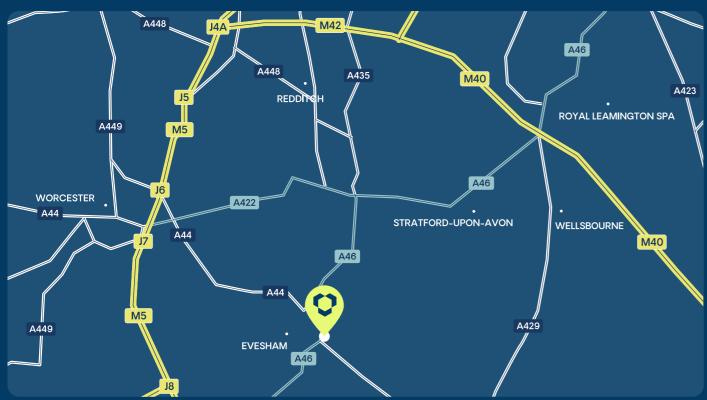


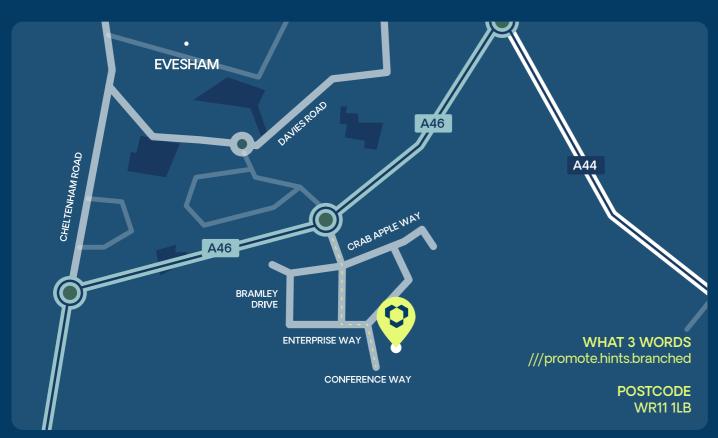






Connectivity to the nation's key transport networks.







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	â 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

TRINITY VALE PARK





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