



Industrial / distribution units  
Build to suit opportunities up to 285,000 sq ft  
**Land For Sale / To Let**

14 acre site area

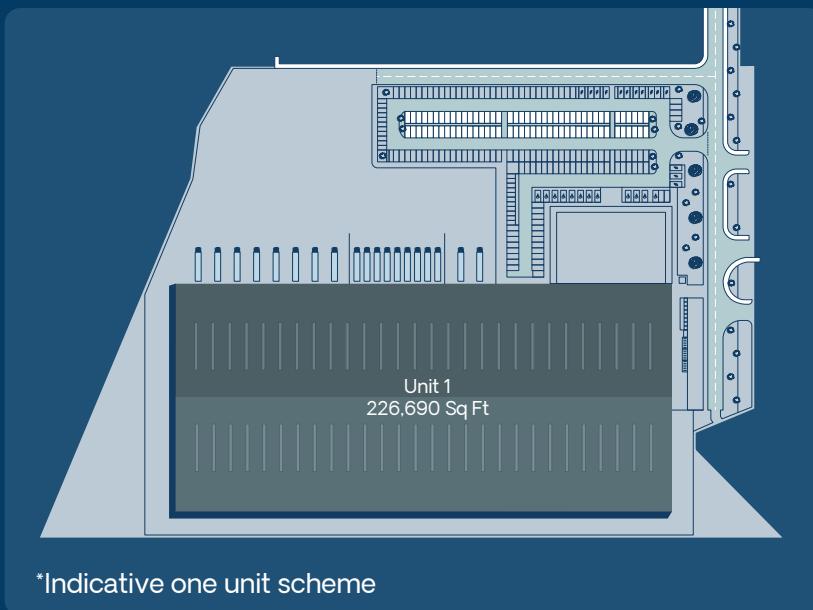
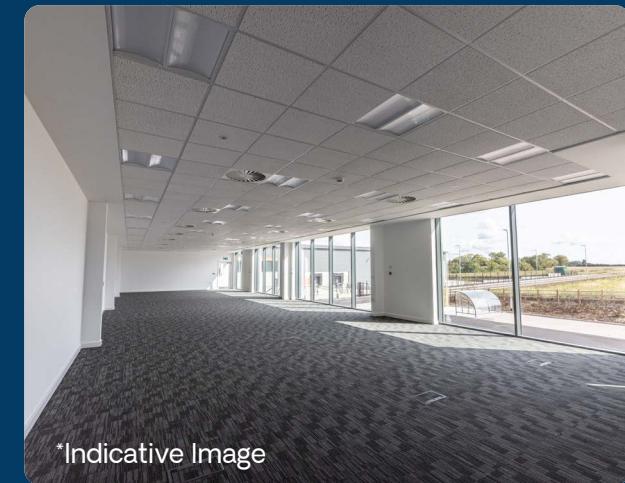
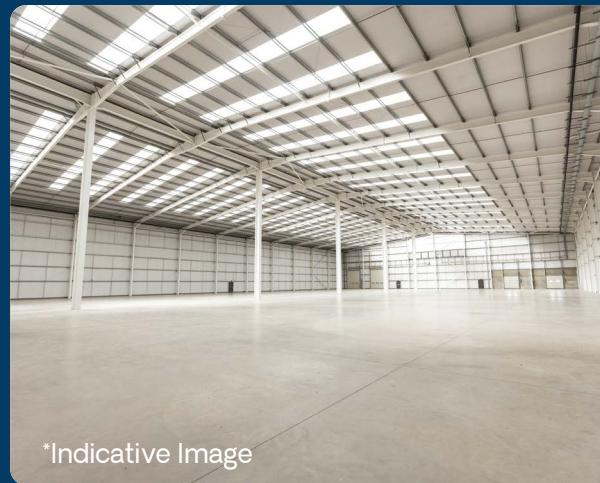
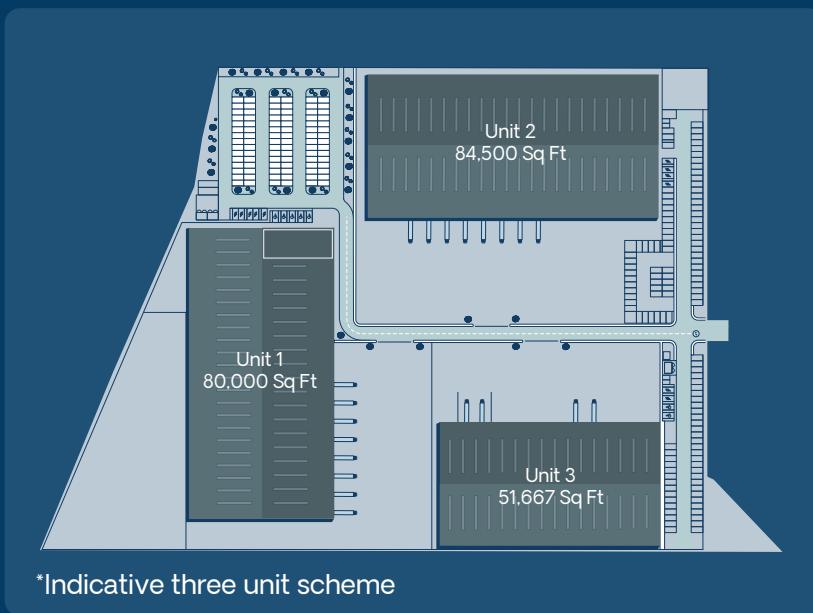
# Located at Vale Park

## A well established estate

Benefiting from planning consent, the site offers build to suit opportunities situated on Conference Way.

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





# Connectivity to the nation's key transport networks.



## Road

	Distance	Drive time
M5 (J9 Tewkesbury)	11 miles	18 mins
M5 (J6 or J7 Worcester)	14 miles	25 mins
Cheltenham	16 miles	28 mins
M40 (J15 Warwick)	23 miles	28 mins
Redditch	21 miles	30 mins
M42 (J3)	22 miles	30 mins
Worcester	17 miles	31 mins
Gloucester	24 miles	35 mins

## Ports

	Distance	Drive Time
Avonmouth	56 miles	55 mins
Southampton	104 miles	120 mins
Liverpool	148 miles	150 mins
Dover	205 miles	203 mins

## Airports

	Distance	Drive Time
Birmingham	35 miles	45 mins
Bristol	69 miles	80 mins
Heathrow	90 miles	100 mins



For more information, please contact one of our agents:

**NEWMARK**

**Emily Pearson**  
+44 7387 134 126  
emily.pearson@nmrk.com

**Francesca Hodson**  
+44 7503 973 865  
francesca.hodson@nmrk.com

**Charles Spicer**  
+44 7949 864 103  
charles.spicer@nmrk.com

**alder king**

**Adrian Rowley**  
+44 7771 874 175  
adrowley@alderking.com

**GJS | Dillon**

**Andrew Lewis**  
+44 7394 569 127  
andrewlewis@gjsdillon.co.uk

**KZN**  
REAL ESTATE