



**VALE  
PARK**  
SOUTH

# DESIGN & BUILD OPPORTUNITIES

From 10,000 sq ft - 380,000 sq ft

**Industrial & Logistics - Leasehold or Freehold Availability**

**Vale Park, Evesham, Worcestershire, WR11 1GT**

[www.valeparksouth.co.uk](http://www.valeparksouth.co.uk)

A joint venture between:





## Overview



**Vale Park South is a destination for business in a thriving industrial and logistics community in the heart of the UK, located directly off the A46 at Evesham and approximately 10 miles from the M5.**







- Total site area of 28 acres;
- Approximately 4.7 acres fully serviced;
- Opportunities for design and build units on a freehold or leasehold basis.







# Availability

Various unit sizes and layouts available to meet occupiers requirements.



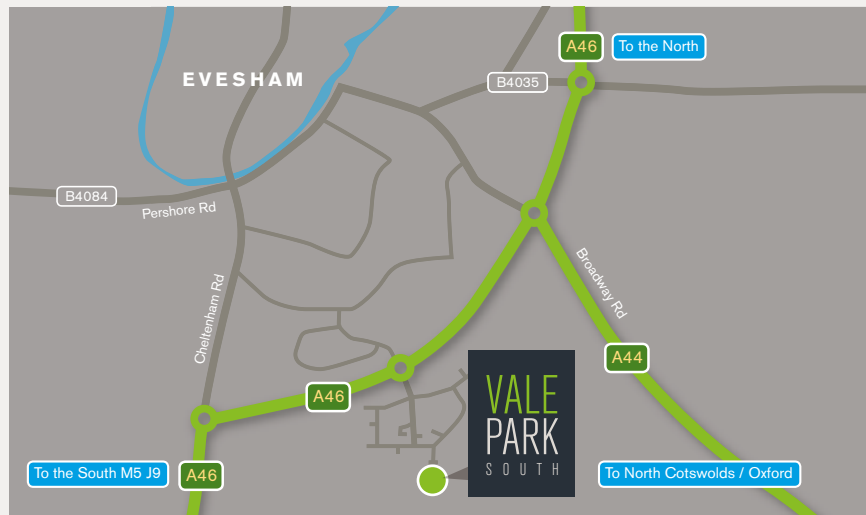
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 VALE PARK SOUTH	 OFFICE	 INDUSTRIAL / WAREHOUSE	 TOTAL AREA	 YARD DEPTHS	 PARKING SPACES
UNIT	ft <sup>2</sup>	ft <sup>2</sup>	ft <sup>2</sup>	m	
1	3,767	34,233	38,000	44	49
2	2,153	15,847	18,000	46	11
3	2,153	15,847	18,000	46	8
4	3,229	23,771	27,000	45	51
5	3,229	23,771	27,000	45	37
6	8,611	78,389	87,000	46	80
7	15,070	130,930	146,000	50	103
8	3,229	30,771	34,000	45	49
9	3,229	29,771	33,000	44	18

 VALE PARK SOUTH	 OFFICE	 INDUSTRIAL / WAREHOUSE	 TOTAL AREA	 YARD DEPTHS	 PARKING SPACES
UNIT	ft <sup>2</sup>	ft <sup>2</sup>	ft <sup>2</sup>	m	
1	33,368	300,632	334,000	58	145
2	6,458	53,542	60,000	52	114
3	4,307	39,693	44,000	44	59
4	2,153	22,847	25,000	43	48

# Location

- Centrally located in the UK with good road connections and easy motorway access;
- Situated just off the A46;
- Train to London Paddington within approximately 1 hr 45 mins from Evesham station;
- Approximately 95 acres (39 ha) already developed across the Vale Park for industrial uses;
- Existing Vale Park occupiers include Travis Perkins, Karndean, Matcom, Walsh Mushrooms, BHGS, AIM logistics, Countrywide and many more;
- Amenities located directly opposite Vale Park including a petrol filling station, Morrisons supermarket, restaurants and other retail;
- Approximately 1.6 miles (2.5 km) from Evesham Town Centre.



## Motorways

Location	Distance	Time
M5 (J9 Tewkesbury)	10.4 miles	19 mins
M5 (J6 or 7 Worcester)	14.6 miles	26 mins
M40 (J15 Warwick)	22.2 miles	30 mins



## City Centres

Location	Distance	Time
Birmingham	33.6 miles	55 mins
Bristol	58.3 miles	1 hr 5 mins
London	108 miles	2 hr 22 mins
Manchester	122 miles	2 hr 20 mins



## Airports

Location	Distance	Time
Birmingham International	34.5 miles	45 mins
Bristol	67 miles	1 hr 15 mins
Heathrow	106 miles	1 hr 40 mins



## Seaports

Location	Distance	Time
Avonmouth	56.2 miles	55 mins
Southampton	116 miles	2 hr
Dover	204 miles	3 hr 10 mins
Liverpool	129 miles	2 hr 20 mins



## Railports

Location	Distance	Time
Hams Hall	40.6 miles	55 mins

# Demographics

Wychavon has a population of approximately

119,800

Source: ONS



Significant housing and employment growth planned for Evesham including three urban extensions for a total of approximately

1,450

new homes and additional employment space by 2030



Lower than regional and national average hourly pay

18.4%

of District workforce employed in manufacturing

Manufacturing employment in Wychavon - Higher than national average!



Source: ONS Business Register and Employment Survey

Average Hourly Pay

Wychavon £12.49

West Midlands £12.91

Great Britain £13.99

Source: ONS



# Developer



Established in 1996, Chase Commercial's strong track record in meeting market requirements has led to sustained growth and a position as a leading and well respected commercial property development company.

The in-house property knowledge base provides the ability for Chase Commercial to undertake speculative development, bespoke projects for end users, or simply providing a project management role throughout the development process. The core business continues to focus on the office, industrial and retail sectors, whilst mixed-use opportunities form an integral part of future business objectives.

## Our Approach

Chase Commercial have established relationships with a diverse range of major UK occupiers including Morrisons, Homebase, Moog, Pets at Home, Travelodge, Costa Coffee and many more. The skilled and innovative team focus on the rapid delivery of built to suit commercial property and work with occupiers to find the right balance between specification, cost and flexibility.



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