



TO LET

UNIT F1, Enterprise Centre, Enterprise Way, Evesham, WR11 1GS



alder king
01452 623290
TO LET
Industrial Warehouse Unit
Approximately 5,096 sq ft
alderking.com

Industrial Warehouse Unit

Approximately 5,096 sq ft (473.43 sq m)

- Suitable for Business/Industrial/Warehouse Use
- Superb location within an ideal hub for logistics, distribution and manufacturing operations
- Approximately 10 miles to Junction 9 of the M5 Motorway

Location

Vale Park is located just off the Evesham Bypass (A46) which provides access to Junction 9 of the M5 motorway, approximately 11 miles south-west. Junction 6 of the M5 motorway is approximately 14 miles north-west.

Evesham town centre is approximately 2 miles north-west, benefiting from a thriving business community. Evesham has connectivity to key transport networks including a mainline train station with London Paddington approximately 1.5 hours journey time.

M5 (J9)



11 miles south-west

M5 (J6)



14 miles north-west

Birmingham

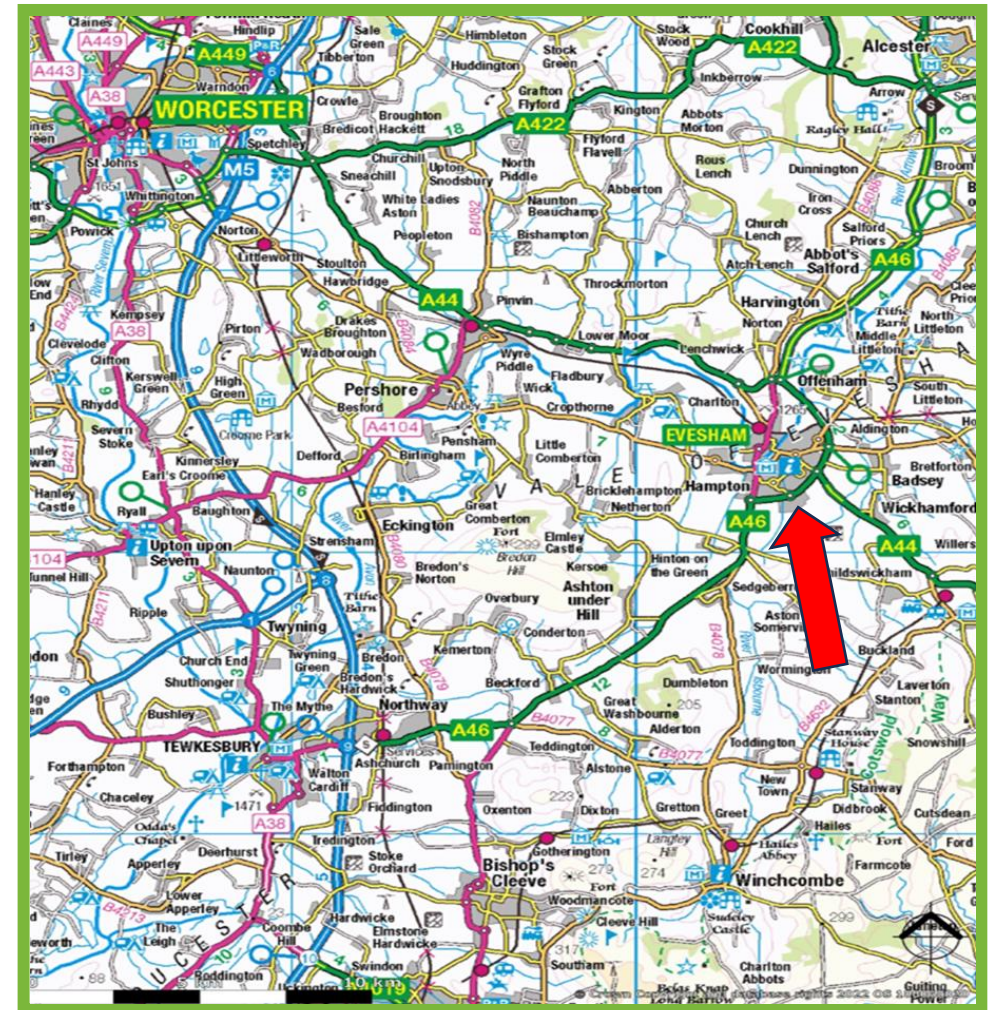


33 miles

Bristol



55 miles





Accommodation

Description

Unit F1 comprises an end of terrace industrial warehouse unit.

The building is constructed with brick, block and clad elevations under profile sheet cladding roof incorporating translucent skylight panels with an eaves height of 4.78 m.

Internally the property provides warehouse/workshop accommodation, with ground floor office and amenity areas including a kitchenette and a WC facility with a shower. A mezzanine extends over the office and part of the warehouse. Storage is provided under the mezzanine.

Access to the unit is provided by a pedestrian door at the front and side elevation, as well as an overhead loading door.

Parking

The demise provides generous parking.

Services

We are advised that all main services are connected to the premises. We confirm that we have not tested any of the service installations and any occupier must satisfy themselves independently as to the state and condition of such items.

Approximate gross internal areas

Area	sq ft	sq m
GF Warehouse	1,469	136.54
GF Stores under Mezzanine	983	91.37
GF Office and Ancillary	768	71.42
Mezzanine	1,876	174.31
TOTAL	5,096	473.43

On-site parking



Mezzanine



Office content



Bicycle parking



Kitchenette



WC facilities





Planning | Rates | EPC | Terms

Business Rates

The Valuation Office Website states that from April 2026 the property has a Rateable Value of £24,750.

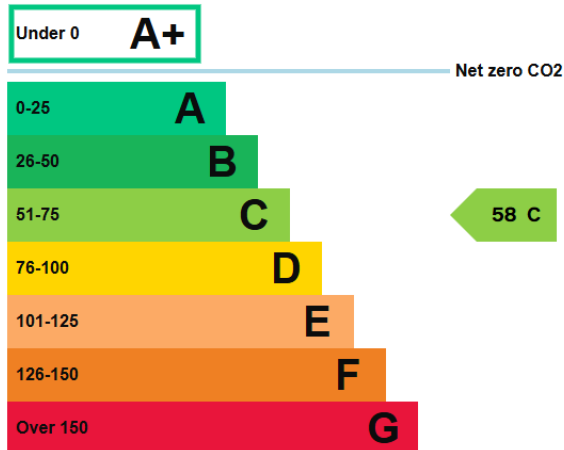
Interested parties should make their own enquiries to the Local Billing Authority to ascertain the exact rates payable as a change in occupation may trigger an adjustment of the ratings assessment. www.voa.gov.uk.

Legal Costs

Each party is to be responsible for their own legal costs.

Energy Performance Certificate

The EPC Rating is C(58) and the full certificate can be provided on request.



Terms

The property is available on a new full repairing lease with terms to be negotiated.

Rent

Available on application.

Code for Leasing

For the latest RICS advice on commercial property leasing, please consult the [RICS Real Estate Code for Leasing 2020](#).

References/Rental Deposits

Financial and accountancy references may be sought from any prospective tenant prior to agreement. Prospective tenants may be required to provide a rental deposit subject to the landlord's discretion.

VAT

Under the Finance Acts 1989 and 1997, VAT may be levied on the rent. We recommend that the prospective tenants establish the VAT implications before entering into any agreement.

AML

A successful tenant will be required to provide relevant information to satisfy AML requirements when Heads of Terms are agreed.

Viewing Arrangements

For further information or to arrange an inspection, please contact the agents:



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AK Ref: AJGR/N102157

Date: April 2026

Subject to Contract



COMMERCIAL
AGENCY



INVESTMENT



BUILDING
SERVICES



PLANNING



RESIDENTIAL
DEVELOPMENT



PROFESSIONAL
SERVICES



MANAGEMENT
SERVICES



ASSET
RECOVERY

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2. Misrepresentation Act 1967

This marketing brochure is for guidance only and does not form part of any offer or contract and must not be relied upon as statements or representations of fact.

3. Control of Asbestos Regulations 2012 (CAR 2012)

It is the responsibility of the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining it, to comply with the regulations. The detection of asbestos and asbestos-related compounds is beyond the scope of Alder King and accordingly we recommend you obtain advice from a specialist source.