



Upper Interfields, Leigh Sinton Road, Malvern, WR14 1UT

Prominent Industrial Premises with Yard & Parking

- Guide price – £450,000
- 6,764 sq ft (628.39 sq m) GIA
- Roller shutter door suitable for vehicle and machinery use
- Available on-site parking and loading / unloading space
- Close proximity to Malvern and J7 of the M5 motorway
- Opportunity to purchase with an additional 2,131 sq ft unit

Viewing and further information: call us on **01905 676169**

www.GJSDillon.co.uk

For Sale

Merley Chains building, Leigh Sinton Road, Malvern, WR14 1UT

Location

The property is situated off the Leigh Sinton Road (B4503), two miles to the north of Great Malvern and six miles south west of Worcester. Leigh Sinton Road provides easy access north to the A4103 (under one mile from the property) which in turn offers a direct route to Worcester and Hereford. The A449 is one and a half miles south of the property and offers another direct route to Worcester and access to all parts of Malvern. Both the A4103 and A449 join Worcester's Southern Link Road (A440), which leads to Junction 7 of the M5 motorway, seven miles to the east of the subject.

Description

The property at Upper Interfields comprises a single storey commercial unit that is suitable for manufacturing or warehouse use. The building comprises a large industrial space with office accommodation to the northern elevation. The industrial accommodation is accessed via a roller shutter door which provides space for loading and unloading. Internally there are kitchen and WC facilities within the premises.

Externally the premises offers a large parking / yard area which has good frontage and exposure to the Leigh Sinton Road. There is further land surrounding the unit, creating a flexible space that could be adapted to specific requirements.



Tenure

The property is available freehold

Energy Performance Certificate (EPC)

The property has an energy performance rating of E

Guide Price £450,000 for the freehold

VAT

All prices, premiums and rents etc are quoted exclusive of, but may be subject to VAT at the prevailing rate.

Rating Assessment

Rateable Value - £18,500

Legal Costs

Each party are to be responsible for their own legal costs incurred in this transaction.

These particulars are not to form part of a sale/letting contract and may be subject to errors and/or omissions therefore prospective purchasers/tenants must satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the sale/letting contract documentation or left in situ and gratis upon completion. Prospective purchasers/tenants are instructed to seek validation of all such matters prior to expressing any formal intent to purchase/lease. The property is sold/let subject to any rights of way, easements, wayleaves, covenants, any other issues or planning matters which may affect the legal title. Consequently, prospective purchasers/tenants are advised to seek validation of all above matters, prior to expressing any formal intent to purchase/lease.

Viewing and further information:
call 01905 676169

Kyle Pugh
kylepugh@gjsdillon.co.uk

Andrew Lewis
andrewlewis@gjsdillon.co.uk

GJS | Dillon

The Commercial Property Consultants

Embedded in the business community, we are experts in our field:
changing the way commercial property is perceived in our region

