

To Let

GJS | Dillon

The Commercial Property Consultants



Open Space, Chequers Close, Enigma Park, Malvern WR14 1GP

Fully Serviced Office Suites

- From 115 sq ft (11 sq m) to 464 sq ft (43 sq m) NIA
- Set within an established Business Centre
- Flexible lease terms available
- All suites refurbished to a high specification
- Excellent access to the M50/M5 motorway network
- On-site parking available

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

www.GJSDillon.co.uk

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Location

Open Space Business Centre is located on the up and coming Enigma Business Park which is Malvern's main office and industrial area – being approximately two miles to the north of Great Malvern town centre, eight miles south west of Worcester city centre, 21 miles east of Hereford and 26 miles north of Gloucester. Malvern benefits from good transport communications with the A449 leading to Worcester city centre and the A440 connecting with Junction 7 of the M5 motorway, which is approximately five miles away.

Description

Open Space Enigma Park comprises of modern ground and first floor office accommodation which is available on a flexible basis. The offices are available individually or with an option of taking several rooms. These smart serviced offices benefit from on-site parking, 24/7 access, lease line internet, air conditioning, communal WC's and kitchens on each floor, great security and are available either furnished or unfurnished.

From 115 sq ft (11 sq m) **To** 464 sq ft (43 sq m)

Tenure

The property is available on a new business lease for a term of years to be agreed.

Guide Rental

Price and services included available on request

VAT

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

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.

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