

To Let

GJS | Dillon

The Commercial Property Consultants



Malvern Technology Centre, St Andrews Road, Malvern WR14 3PS

Three Storey High Specification Office Building

- Space available from 19,719 sq ft – 62,699 sq ft
- Available as a whole or on a floor by floor basis
- State of the art facilities in an area of outstanding beauty
- On site security, reception, Conference Centre & restaurant
- Raised access floors, full comfort cooling
- Good access to the national transport network

Viewing and further information: call us on **01905 28684**

www.GJSDillon.co.uk

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Location

Malvern is an established Worcestershire town situated at the foot of the Malvern Hills approximately 8 miles to the south west of Worcester city centre and 35 miles to the south west of Birmingham.

The region has good communication links with the city of Worcester to the north east, Hereford city centre (which is approximately 20 miles south west), Gloucester city centre (which is approximately 26 miles to the south) and Cheltenham city centre (which is approximately 31 miles to the south east). The nearest motorway access is at junction 7 of the M5 motorway which is approximately 8 miles to the north east.

Malvern is perhaps best known for the Malvern Hills, being a well known Worcestershire landmark as well as providing an impressive backdrop to the town centre.

Description

Located on Malvern Technology Centre the Bernard Lovell Building comprises a three storey purpose built office with 24/7 site security, reception, conference centre, café and gym facilities all located on site.

The office accommodation is available as a whole or on a floor by floor basis and provides good quality open plan accommodation with separate office / meeting rooms constructed around a central core and has been built to a high standard.

- Full raised access floors
- Modern suspended ceiling
- Inset cat II lighting
- Full comfort cooling
- Gas fired central heating
- Kitchen and WC facilities on each floor
- Meeting facilities
- Secure entrance
- Lift access to all floors

Ground Floor	19,719 sq ft	1,832 sq m
First Floor	20,268 sq ft	1,883 sq m
Second Floor	20,021 sq ft	1,860 sq m
Third Floor	2,669 sq ft	248 sq m
Total NIA	62,677 sq ft	5,822 sq m



Guide Rental

Guide Rental - £16.50 per sq ft exclusive

Service Charge

The current Service Charge is £6.18 per sq ft

Tenure

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

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 – £1.98 per sq ft

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 / 01527 872525

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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

