

UNITS 4 - 10
HANLEY
WORKSHOPS

HANLEY SWAN • WORCESTERSHIRE • WR8 0DX



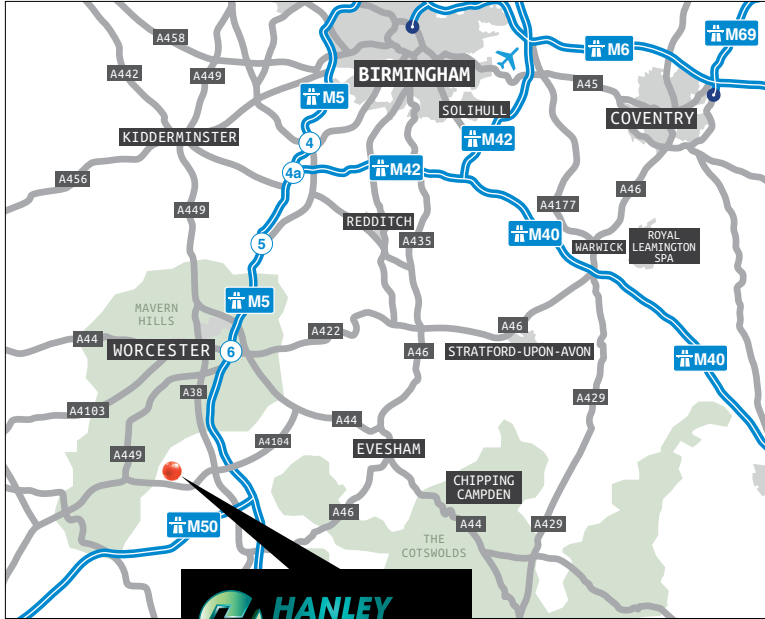
LIGHT INDUSTRIAL/WAREHOUSE /OFFICE ACCOMMODATION

TO LET

UP TO 13,810 SQ FT (1,282.92 SQ M) APPROX GIA

AVAILABLE AS A WHOLE OR IN PART

- Direct access from B4209
- 8 miles from M50 motorway
- Popular business park environment
- Dedicated parking and overspill car park



LOCATION

Hanley Workshops is situated adjacent to the B4209, 2 miles to the south west of Malvern, 12 miles south of Worcester and only 8 miles from the M50 motorway, giving links to South Wales and the M5 motorway.

DESCRIPTION

- Detached
- Single storey warehouse/workshops
- Two storey offices
- Kitchen & WC facilities on each floor
- Car parking in front and to rear. Overspill also available.

ACCOMMODATION

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	SQ M	SQ FT
Ground floor office	388.04	4,177
First floor office	288.45	3,105
Warehouse/workshop	606.43	6,528
TOTAL Approx. GIA	1,282.92	13,810

The property is available as a whole although the Landlord will also consider splitting to offer in part only. Please contact the joint letting agents to discuss further.

TENURE

The property is available on a new full repairing and insuring lease for a minimum term of three years.

SERVICE CHARGE

There is a service charge to cover the costs of external common areas such as estate roads, grounds maintenance and landscaping.

RENTAL

£98,500 per annum (exclusive). Payable monthly in advance.

INSURANCE

The landlord insures the estate and recovers the costs from the tenants as a separate item each year.

SERVICES

We understand mains water, electricity and drainage are available or installed at the property. We would confirm that none of the services have been tested however.

BUSINESS RATES

Rateable Value (2023) £52,500.

EPC

Rating: C (62).

VAT

All prices quoted are exclusive of VAT, which may be chargeable.

COSTS

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

VIEWING

Strictly by appointment through the joint letting agents:

markatkins
 ASSOCIATES

harrislamb
 PROPERTY CONSULTANCY

MICHELLE GARDNER

07971 846 627

01905 613 555

michelle@markatkinsassociates.com

SARA GARRATT

07876 898 280

0121 455 9455

sara.garratt@harrislamb.com