

TO LET

UNITS 14 & 15 BEAUCHAMP BUSINESS CENTRE
SPARROWHAWK CLOSE, MALVERN WR14 1GL



INDUSTRIAL/WAREHOUSE PREMISES

1,006 – 2,012 sq ft (93.46 - 186.92 sq m) (Approx. Total Gross Internal Area)

- Popular business park location
- Available separately or combined
- Approx. 6 metre eaves

LOCATION

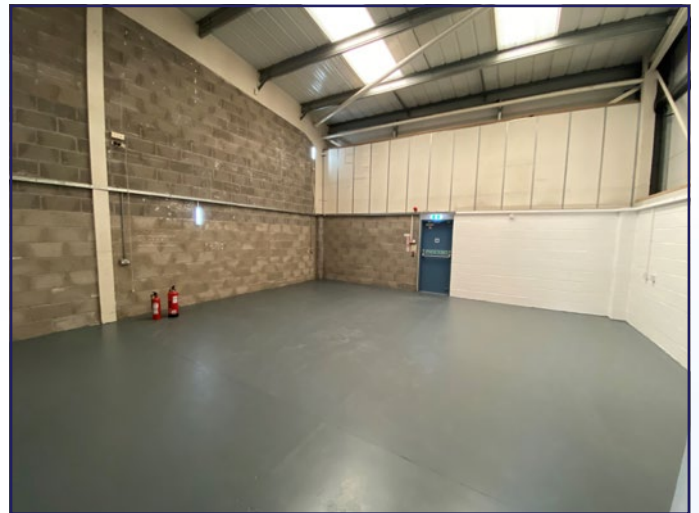
The Beauchamp Business Centre is situated on the Enigma Business Park which is generally considered to be Malvern's main industrial/warehouse and office area. The units are located approximately 2 miles to the north of Great Malvern town centre, 5 miles south west of the M5 (Junction 7), 8 miles south west of Worcester, 21 miles east of Hereford and 26 miles north of Gloucester.

POSTCODE: WR14 1GL



DESCRIPTION

The adjacent properties comprise two modern mid and end terrace industrial/warehouse units. Both are of steel portal frame construction with part block/ part steel profile clad elevations and concrete floors under a steel profile clad roof incorporating roof lights. The properties are each accessed via a pedestrian and roller shutter door to the front elevation. Both units have a mixture of strip and bay lighting throughout and gas blower heating. Unit 14 has a W.C and Unit 15 has a W.C. and entrance area. Externally, both units have loading areas with car parking spaces provided directly in-front of each unit. Further communal loading and car parking is provided to the side of Unit 15.



ACCOMMODATION

	SQ M	SQ FT
UNIT 14 Industrial/warehouse	93.46	1,006
UNIT 15 Industrial/warehouse	93.46	1,006
TOTAL Approx. Gross Internal Area	186.92	2,012

TENURE

The properties are available separately or combined on a new full repairing and insuring lease for a term of years to be agreed.

RENTAL

£12.50 per sq. ft. (exclusive)

BUSINESS RATES

Unit 14 -

Rateable Value (2023) – £10,250

Rates payable (23 – 24) - £5,114.75

Unit 15 -

Rateable Value (2023) - £10,250

Rates payable (23 – 24) - £5,114.75

EPC

Unit 14 - Rating: D (89)

Unit 15 - Rating: D (99)



SERVICE CHARGE

A service charge is levied for the maintenance and up-keep of common areas. Further information available from the Agents.

BUILDINGS INSURANCE

The Landlord will insure the building and re-charge the Tenant accordingly. Further information available from the Agents.

Contents insurance is the responsibility of the Tenant.

SERVICES

The agent has not tested any apparatus, equipment, fixture, fittings or services and so cannot verify they are in working order or fit for their purpose. The tenant is advised to obtain verification from their solicitor or surveyor.

LEGAL COSTS

Each party to bear their own legal costs incurred in any transaction.

MONEY LAUNDERING

The money laundering regulations require identification checks are undertaken for all parties purchasing/leasing property. Before a business relationship can be formed we will request proof of identification for the purchasing/leasing entity.

VAT

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

VIEWING Strictly via sole agents

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SUBJECT TO CONTRACT Ref: G6532 Date: 03/24

Harris Lamb Limited Conditions under which particulars are issued.

Messrs. Harris Lamb Limited for themselves, for any joint agents and for the vendors or lessors of this property whose agents they are given notice that:

(i) The particulars are set out as a general outline only for the guidance of intending purchasers or leasees and do not constitute, nor constitute part of, an offer or contract.

(ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any

intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them.

(iii) No person in the employment of Messrs. Harris Lamb or any joint agents has any authority to make or give any representation or warranty whatever in relation to this property.

(iv) All rentals and prices are quoted exclusive of VAT. (v) Harris Lamb is the trading name of Harris Lamb Limited.

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PROPERTY CONSULTANCY

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