

To Let/For Sale

GJS | Dillon

The Commercial Property Consultants



Suite 1 Birchwood House, Enigma Commercial Centre, Malvern WR14 1JJ

Newly Built Grade A Office Building

- From 3,067 Sq Ft (285.01 Sq M) to 6,177 Sq Ft (288.99 Sq M) NIA
- High Specification, two storey office building
- Excellent on site car parking provision
- Junction 7 of the M5 motorway is approximately 5 miles
- Available to let as a whole, or on a floor by floor basis

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

www.GJSDillon.co.uk

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Location

The new office building fronts Sandys Road on Enigma Business Park, which is Malvern's main office, industrial and commercial area, being situated approximately two miles to the north of Great Malvern.

Malvern is situated approximately eight miles south west of Worcester, 21 miles east of Hereford and 26 miles north of Gloucester. The town 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 to the north east.

Description

This will be the final office building on the Enigma Commercial Centre development. It commands a prime location adjacent to the main entrance into the Enigma Commercial Centre. The building is constructed with brick elevations surmounted by a pitch tiled roof, in keeping with all the existing adjacent offices.

Suite one, comprises of 6,177 sq. ft. (574 sq. m.) (net internal area) of open plan accommodation on two floors, and benefits from the use of a passenger lift to the first floor. The accommodation provides the following:

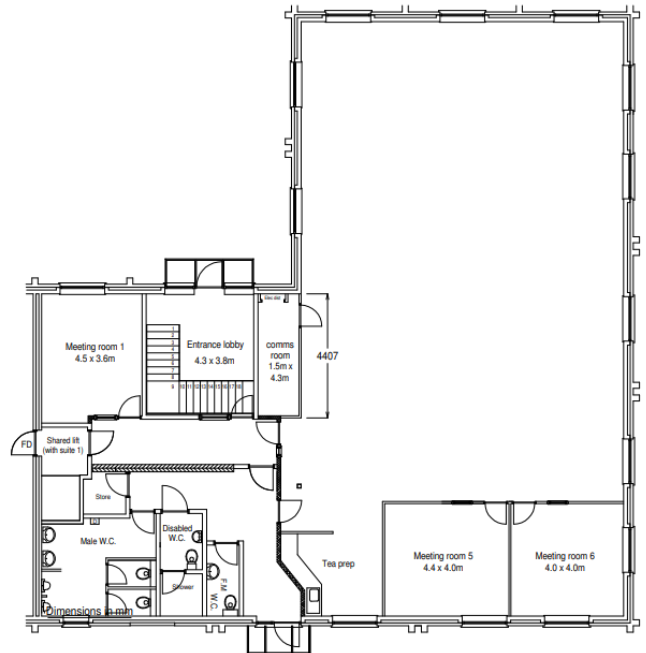
	Sq Ft	Sq M
Ground Floor	3,067	285.01
First Floor	3,110	288.99
Total	6,177	574

All the offices on the Enigma Commercial Centre are built to a high standard and this building includes the following:

- Air-Conditioned Office Space
- Suspended ceilings incorporating low energy inset LED lighting
- Fully raised access floors - Floor Boxes connected to CAT 6 Data and Power distribution.
- Generous car parking provision
- Solar PV system

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.

Ground Floor



Tenure

Birchwood House is available to purchase on a long leasehold basis as one headquarters property. The new office accommodation is also available leasehold, as a whole or as two on a floor by floor basis.

Guide Rental

Single Floor - £46,000 per annum
Whole - £90,000 per annum

Guide Price

Price on application

VAT

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

Rating Assessment

The property has not yet been assessed for business rates.

Legal Costs

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

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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

