



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

Modern Grade A Ground Floor Office

- Ground floor office 3,067 Sq Ft (285.01 Sq M) NIA
- High specification, two storey office building
- Excellent on site car parking provision
- Air conditioning
- Junction 7 of the M5 motorway is approximately 5 miles

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

www.GJSDillon.co.uk

To Let/For Sale

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

Location

This 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 is 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.

Ground Floor, Suite One, comprises of 3,067 sq. ft. (285 sq. m.) (NIA) of open plan accommodation.

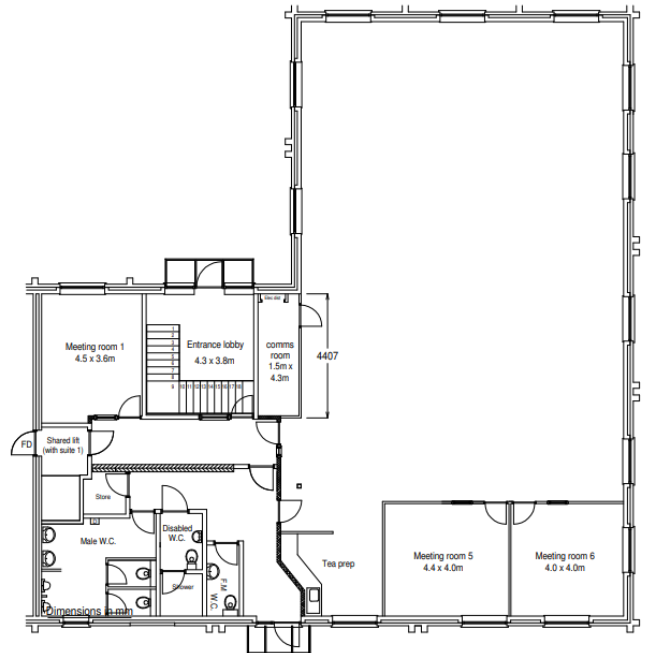
All the offices on the Enigma Commercial Centre are built to a high standard and this building includes the following:

- 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

Ground Floor, Birchwood House is available on a new business lease for a term of years to be agreed or to purchase on a long leasehold basis with terms to be agreed.

Guide Rental

Ground Floor - £46,000 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 building is rated as a whole and is to be reassessed.

Legal Costs

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

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