

For Sale

GJS | Dillon

The Commercial Property Consultants



Unit 3 Howsell Road Industrial Estate, Malvern, WR14 1UJ

Freehold commercial premises with parking

- Guide price – £355,000
- 2,647 sq ft (245.95 sq m) GIA
- Six car parking spaces
- Small service yard to the rear
- Situated to the western end of Malvern Link
- Approx 1 mile north east of Great Malvern Town Centre

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

www.GJSDillon.co.uk

For Sale

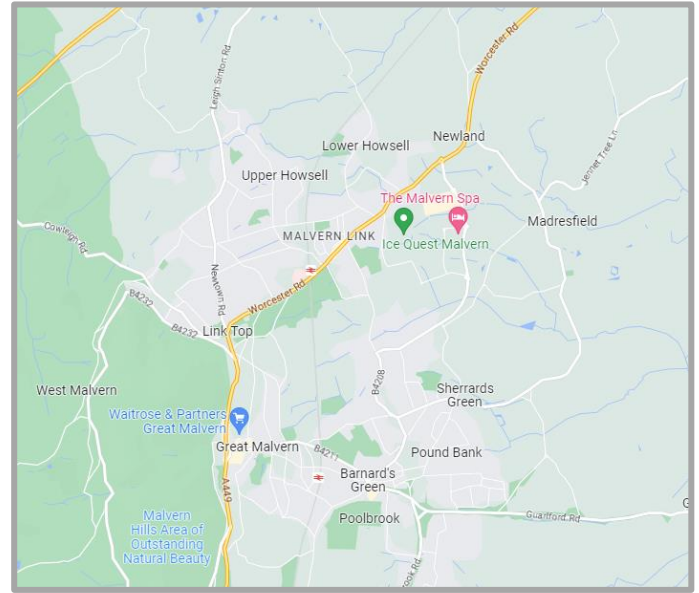
Unit 3 Howsell Road Industrial Estate, Malvern WR14 1UJ

Location

Howsell Road Industrial Estate is situated off Howsell Road, which in turn joins the Worcester Road (A449), the main arterial road running through Malvern – which is under 200m south east of the property.

The property is situated to the western end of Malvern Link, approximately one mile north east of Great Malvern town centre, six miles south west of Worcester city centre, 17 miles of east of Hereford city centre and 18 miles north of Gloucester.

Malvern 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 six and a half miles to the north east.



Description

The unit is arranged over the ground and first floors. The ground floor is accessed via a pedestrian door to the front, with access also being provided via a door to the rear, which leads to a small service yard.

The ground floor offers open plan sale/light industrial space. At first floor level there is office accommodation. The building benefits from gas central heating via a combi boiler.

Externally, the property benefits from six car parking spaces.

Ground Floor	2,185 sq ft	203.01 sq m
First Floor	462 sq ft	42.94 sq m
Total	2,647 sq ft	245.95 sq m

Energy Performance Certificate (EPC)

The property has an energy performance rating of TBC

Guide Price £355,000 for the freehold

Tenure

The property is available freehold

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 - £15,750

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.

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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

