

For Sale

GJS | Dillon

The Commercial Property Consultants



2 Nimrod House, Enigma Commercial Centre, Malvern WR14 1JJ

Two Storey Modern Office with Parking

- Guide Price - £420,000 for the long leasehold (978 years unexpired)
- Net Internal Area – 2,416 sq ft (224.53 sq m)
- Modern comfort cooled offices overlooking the Malvern Hills
- Excellent designated car parking provision
- Situated on the popular Enigma Commercial Centre
- Junction 7 of the M5 motorway is 5 miles distant

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

www.GJSDillon.co.uk

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2 Nimrod House, Enigma Commercial Centre, Malvern

Location

2 Nimrod House is situated on Enigma Commercial Centre, off Sandy's Road, which comprises Malvern's main commercial area, being approximately two miles to the north of Great Malvern. Adjacent to the area is Malvern Shopping Park, Morrisons and Aldi supermarkets.

The property is located to the north of Great Malvern, which is situated eight miles southwest of Worcester. The town benefits from good transport communications with the A449 leading to Worcester city centre and the much improved A440 connecting with Junction 7 of the M5 motorway, which is approximately five miles (15 minutes) to the north east.

Description

2 Nimrod House is a modern, mid-terraced, purpose built two storey office building of brick and block cavity wall construction, surmounted by a pitched tiled roof. The building provides modern office accommodation with suspended ceilings, inset lighting, comfort cooling and raised accessed flooring. The building has seven car parking spaces to the front of the building, with further spaces available in unmarked bays.

- Open plan office space to part
- Other space comprising demountable partitions
- Comfort cooling & heating
- Raised access floors
- Suspended ceilings with recessed lighting
- Designated on-site car parking
- Solar panels to the roof
- Double glazed aluminum powder coated window units

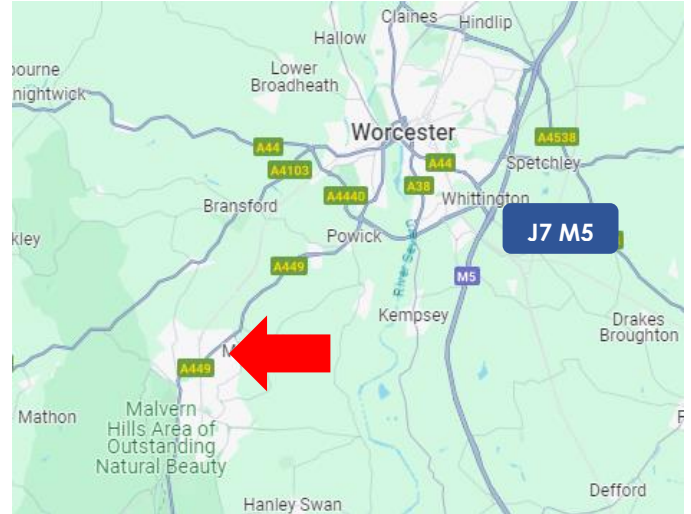
Ground Floor	1,164 sq ft	108.17 sq m
First Floor	1,252 sq ft	166.35 sq m
Total	2,416 sq ft	224.53 sq m

Tenure

The property is available on a long leasehold with a 999 year lease from March 2002 at a peppercorn rent.

Energy Performance Certificate (EPC)

The property has an energy performance rating of B (42)



Guide Price - £420,000

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 – £19,000

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

