

To Let



Unit 4 Malvern Business Centre, Enigma Business Park, Malvern, WR14 1GS

Modern Trade Counter / Business Unit

- Ground floor warehouse with mezzanine storage
- End of terrace unit totaling 1,640 sq ft (152.32 sq m)
- Two allocated car parking spaces with a loading / unloading bay
- Electrically operated roller shutter doors
- Fully sealed concrete floor
- Excellent natural light

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

www.GJSDillon.co.uk

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Location

Malvern Business Centre is situated on Enigma Business Park which is Malvern's main industrial / warehouse and office area – being approximately two miles north of Great Malvern town centre, eight miles south west of Worcester city centre, 21 miles east of Hereford city centre and 26 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 five miles to the north east.

Malvern Business Centre is fronting yet set back from Betony Road which is the main spine road leading through Enigma Business Park and as such the units benefit from a great deal of passing trade in this location.

Other occupiers on Enigma Business Park include Screwfix The Plumb Centre, Malvern Instruments, Neoperl and Malvern Panalytical. Adjacent to the business park there is Enigma Retail Park where several national retailers are represented including Boots, Morrisons, Next, McDonalds, Marks and Spencer and Café Nero.

Description

Malvern Business Centre is a modern purpose-built commercial complex comprising nice trade counter / business units, all of which were constructed circa 2007. Each of the units is of modern steel portal frame construction with part block / part steel profile cladding above, surmounted by an insulated steel profile clad pitched roof with ceiling roof lights which provide a good amount of natural light into the unit.

Internally, the unit provides a good sized ground floor warehouse / trade counter area with modern ceiling mounted halogen lighting, electrically operated steel roller shutter doors with a separate pedestrian doorway and a fully sealed concrete floor. Stairs lead up to a mezzanine storage area which can be used for storage or easily adapted for office use.

Warehouse/Trade Counter Area	1,220 sq ft	113.30 sq m
First Floor	420 sq ft	39.02 sq m
Total	1,640 sq ft	152.32 sq m

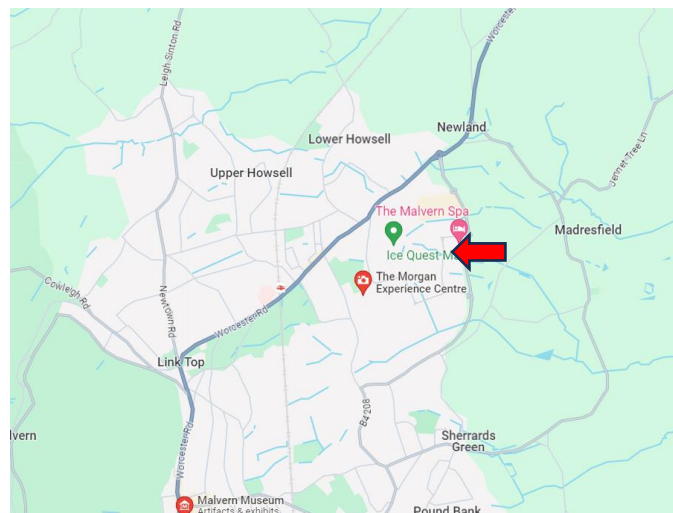
These particulars are not to form part of a sale/letting contract and may be subject to errors and/or omissions therefore prospective purchasers/tenants must satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically 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.

Tenure

The property is available on a new business lease for a term of years to be agreed.

Energy Performance Certificate (EPC)

The property has an energy performance rating of D (85)



Guide Rental £17,220 per annum exclusive

VAT

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

Service Charge

There is a service charge of £483.08 plus VAT per annum.

Rating Assessment

Rateable Value - £12,750 per annum

The property may benefit from small business rates relief.

[Information on Rating Assessment.](#)

Legal Costs

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

Viewing and further information:
call 01905 676169

Kyle Pugh
kylepugh@gjsdillon.co.uk

Roy Wilkes
roywilkes@gjsdillon.co.uk

GJS | Dillon

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

