



215 Worcester Road, Malvern, WR14 1SP

Character two storey office building with parking

- 2,314 sq ft (214.93 sq m)
- Character property
- Prominent Worcester Road location
- Walking distance to Malvern Link train station
- Adjacent to Malvern Link retail area
- On site car parking
- Reception and separate boardroom
- Landscaped front garden



GJS Dillon

The Commercial Property Consultants

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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 grants 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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Location

Malvern is a spa town and civil parish in Worcester which, in the 2011 Census, had a population of just under 30,000. The major road, which runs through the centre of Malvern is the A449 which connects Worcester to Ledbury. The M5 Motorway is accessible at Junctions 7 and 8 to the east. The M50 Motorway is accessed at Junction 1 on the A38 between Tewkesbury and Malvern.

Two railway stations, approximately one mile apart at Great Malvern and Malvern Link provide direct services to Worcester, Hereford, Birmingham, Oxford, Cheltenham, Gloucester and London Paddington.

Description

215 Worcester Road comprises a detached property of brick main wall construction surmounted by a pitched tiled roof. The building was originally constructed as a single residential dwelling, before being converted to office accommodation and most recently being occupied by a firm of Solicitors.

Over the ground floor the property offers two offices, a board room, attractive reception area, rear storage, kitchen and two WCs (including a disabled WC). The first floor is accessed via a period wooden staircase situated within the main reception and offers four further offices, storage (which could also be utilised as an office), kitchen and WC.

Externally the property offers a well-maintained garden to the front and car parking to the rear.

Ground Floor	1,235 ft ²	(114.77 m ²)
First Floor	1,078 ft ²	(100.16 m ²)
Total	2,314 ft²	(214.93 m²)

Tenure

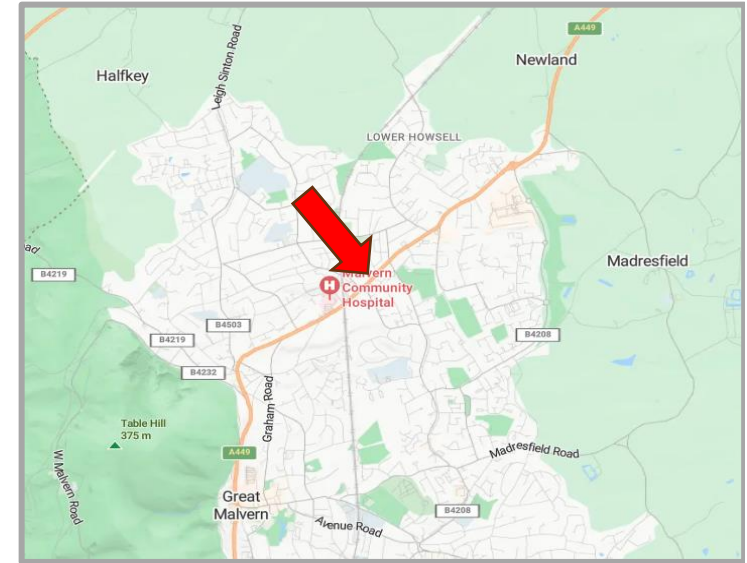
The property is available on a new business lease for a term of years to be agreed.

VAT

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

Legal Costs

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



Guide Price

£24,000 per annum exclusive

Tenure

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

Energy Performance Certificate (EPC)

To be reassessed

Service Charge

Details and price on application.

Viewing and further information:
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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

