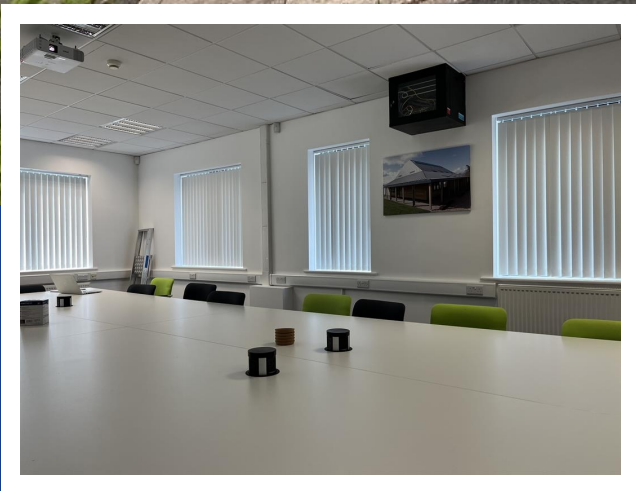


# JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



1 George House,  
Chequers Close, Malvern,  
WR14 1GP

- MODERN TWO STOREY OFFICE BUILDING
- EXTENDING TO APPROXIMATELY 2,285 SQ FT (212.28 SQ M)
- WITH 11 CAR PARKING SPACES
- SITUATED ON AN ESTABLISHED BUSINESS PARK
- RENT: £25,000 PER ANNUM EXCLUSIVE PLUS VAT

Ledbury Office

**01531 634648**

3-7 New Street, Ledbury, HR8 2DX

commercial@johngoodwin.co.uk

www.johngoodwin.co.uk



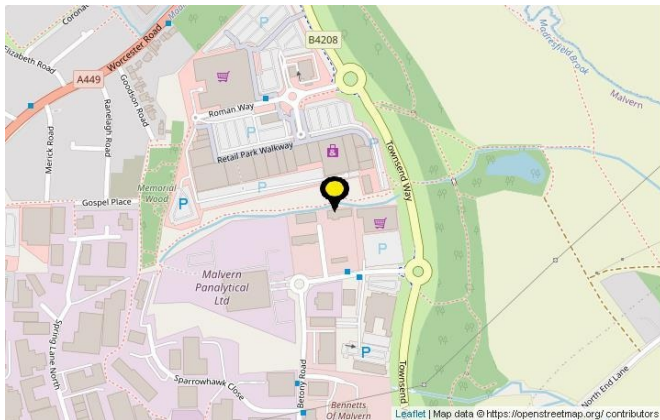
Area/Name	Description	Approx Sq Ft (Sq M)	Rent/Price
GROUND FLOOR	The accommodation includes: Reception with stairs to first floor; Kitchenette and WC facilities; Meeting Room; and Two Offices.	1,238 Sq Ft (115.01 Sq M)	
FIRST FLOOR	The accommodation includes: Kitchenette; Store room; Shower; WC facilities; Cupboard; Open Plan Office; and four further partitioned offices.	1,047 Sq Ft (97.27 Sq M)	
TOTAL		2,285 Sq Ft	£25,000

### Location

The property is located in the sought after prime commercial and office area of Malvern with close neighbours including a variety of office users and other business such as Malvern Spa and Aldi, together with Malvern's Retail Park a short walk away. The Malvern urban area has a population of approximately 40,000 with a thriving business community and two mainline railway stations running services on the Hereford to Paddington and Hereford to Birmingham railway lines. There is good access to the road network with the M5 and M50 motorway easily accessible.

### Description

The building is situated on Chequers Close, and the premises are an end terrace self-contained suite of offices over two floors and extends to 2285 sq ft NIA. The premises benefits from 11 designated car parking spaces. Access to the building is provided by a glazed pedestrian door opening into a reception area with stairs immediately located providing access to the first floor. Viewing is highly recommended to fully appreciate the quality and versatility of space available to let. With two EV charging points.



### Business Rates

This information has been obtained from the Valuation Office Agency website and all interested parties are therefore advised to verify these figures with the local billing authority.

Rateable Value 2017: £16,500

### Viewings

By appointment to be made through the Commercial Department at the Agent's Ledbury Office, Tel 01531 634648 Option 3

### Agent Notes & Planning

PLANNING - Interested parties are recommended to confirm with the Local Planning Authority that their proposed use will be acceptable.

EPC RATING - C (58) <https://find-energy-certificate.service.gov.uk/energy-certificate/4478-3335-8831-6229-9098>

### Services

We have been advised that mains electricity, gas water and drainage are connected to the property. This information has not been checked with the respective service providers and interested parties may wish to make their own enquiries with the relevant local authority. No statement relating to services or appliances should be taken to imply that such items are in satisfactory working order and intending occupiers are advised to satisfy themselves where necessary.

### Directions

DIRECTIONS - From the Worcester Roundabout head along Townsend Way, and at the second roundabout take the second exit into Grovewood Road, with Aldi on your right hand side and Malvern Spa on your left hand side. Take the second right into Chequers Close and continue to the end of the road with the property located to the left hand side indicated by our to let board.

POST CODE - WR14 1GP

WHAT3WORDS - ///spearhead.gathers.grit

### General

Intending purchasers will be required to produce identification documentation and proof of funding in order to comply with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017. More information can be made available upon request.

John Goodwin FRICS has made every effort to ensure that measurements and particulars are accurate however prospective purchasers/tenants must satisfy themselves by inspection or otherwise as to the accuracy of the information provided. No information with regard to planning use, structural integrity, tenure, availability/operation, business rates, services or appliances has been formally verified and therefore prospective purchasers/tenants are requested to seek validation of all such matters prior to submitting a formal or informal intention to purchase/lease the property or enter into any contract.

### Tenure

TENURE- The property is available to let on a new lease of negotiable length on full repairing and insuring terms. The rent will be reviewed annually in accordance with RPI.

RENT- £25,000 Per Annum Exclusive plus VAT.

SERVICE CHARGE- Is applicable to common areas.

LEGAL FEES- Each party will be responsible for their own legal costs.

DEPOSIT- A deposit equivalent to one quarters rent will be required.



MISREPRESENTATION ACT, 1967 - JOHN GOODWIN - Conditions under which Particulars are issued: John Goodwin for himself and for the Vendors or lessors of this property whose agent he gives notice that:

1. The particulars are set out as a general outline only for the guidance of intending purchasers or leasees and do not constitute, nor constitute part of, an offer or contract.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of John Goodwin has any authority to make or give any representation or warranty whatever in relation to this property.