



Industrial & Warehouse Premises, Spring Lane, Malvern, WR14 1BP

- **INDUSTRIAL & WAREHOUSE PREMISES AVAILABLE TO LET**
- **EXTENDING TO APPROXIMATELY 12,700 SQ FT (1,179.83 SQ M)**
- **WITH FENCED YARD AREA**
- **RENT: £62,500 PER ANNUM EXCLUSIVE**

Ledbury Office

01531 634648

3-7 New Street, Ledbury, HR8 2DX

commercial@johngoodwin.co.uk

www.johngoodwin.co.uk

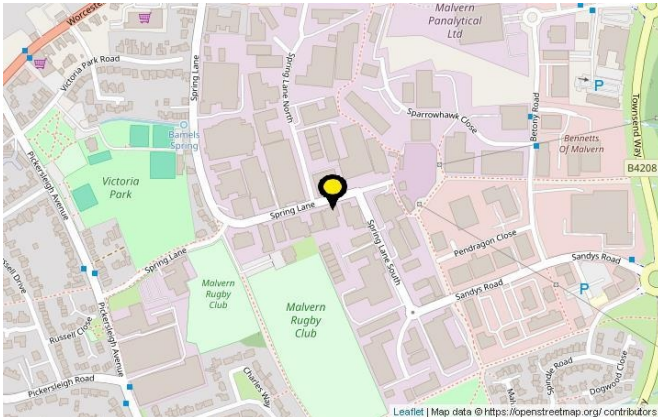
Area/Name	Description	Approx Sq Ft (Sq M)	Rent/Price
OFFICE ACCOMMODATION	the office accommodation is situated in Bays 1 and 2, and provides reception, office, ancillary space and WC facilities.	548 Sq Ft (50.91 Sq M)	
WAREHOUSE ACCOMMODATION	the warehouse accommodation is situated in all three bays, with part of bay 2 previously used as a "clean work area".	12,152 Sq Ft (1,128.92 Sq M)	
YARD AREA	extending to approximately 0.192 acres.		
TOTAL		12,700 Sq Ft	£62,500

Location

The property is located in the sought after of Spring Lane, home to Malvern's industrial and warehousing accommodation. The Malvern urban area has an expanding 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 property provides useful industrial and warehousing accommodation complete with ancillary office accommodation, which is situated to the front of the building. There is a roller shutter door providing access to Bay 3, which measures 3m (width) x 2.8m (height). Access to the building is provided by wooden pedestrian doors, which provides access to a reception area and office accommodation, together with the roller shutter door. Viewing is highly recommended to fully appreciate the versatility of the accommodation available. There is a fenced yard area situated to the front of the building accessed from Spring Lane.



Tenure

TENURE- The premises are available on a new lease of negotiation length on a full repairing and insuring basis.

RENT- £62,500 Per Annum Exclusive

LEGAL FEES- Each party is to be responsible for their own legal fees.

DEPOSIT- The incoming tenant will be required to pay a deposit equivalent to one quarters rent.

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: £52,500

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 - It is recommended that interested parties make their own enquiries to the local planning authority to confirm their proposed use is permitted.

EPC RATING - D (84) <https://find-energy-certificate.service.gov.uk/energy-certificate/1256-6908-0064-2198-7111>

Services

We have been advised that mains services 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

The property can be found on Spring Lane, immediately opposite with the turning into Spring Lane South.

POST CODE - WR14 1BP

WHAT3WORDS - ///treating.bluff.saved

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.



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.