



**Unit 21, Link Business
Centre**
Link Way, Malvern, WR14 1UQ

- **MODERN HIGH SPECIFICATION INDUSTRIAL UNIT**
- **EXTENDING TO APPROXIMATELY 500 SQ FT WITH WC FACILITIES**
- **SITUATED ON AN ESTABLISHED BUSINESS CENTRE WITH ON SITE MANAGER**
- **SECURE AND GATED TRADING ENVIRONMENT**
- **RENT: £5,750 PLUS VAT PER ANNUM EXCLUSIVE**

Ledbury Office

01531 634648

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Area/Name	Description	Approx Sq Ft (Sq M)	Rent/Price
UNIT 21	extending to approximately 500 sq ft, measuring 9.50m x 4.97m	500 Sq Ft (46.45 Sq M)	£5,750.00
TOTAL		500 Sq Ft	£5,750

Location

Link Business Centre is conveniently located for the main Worcester Road through Malvern Link, connecting to Worcester (6 miles) and Junction 7 of the M5. The famous Malvern Theatre and Cinema Complex is located in Grange Road, just off Church Street. 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

Excellent high specification industrial premises constructed within the last 15 years, suitable for a variety of uses and for a small/start up company, with ground floor accommodation including features such as:- Three phase mains electrics; Electrically operated roller shutter door 4.5m high, 3m wide; Clear eaves height of 6m; 24 hour CCTV with managed gated access; Dedicated loading areas and additional unallocated car parking; 5KN/m floor loading; and Disabled WC with wash hand basin and electric water heater.



Tenure

TENURE- The premises are available to let on a new lease for a proposed term of six years with a rent review and tenant only break clause at the third anniversary.

RENT- £5,750 plus VAT per annum exclusive.

SERVICE CHARGE- Is applicable - currently fixed at £514.48 plus VAT per annum and to be reviewed at the third anniversary.

LEGAL FEES- The landlord will require the tenant to pay towards the landlord's reasonable legal fees for lease preparation, which will be capped at £750.00 plus VAT.

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

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: £3,100

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 - Interest parties are advised to check with the Local Planning Authority that their proposed use would be acceptable.

EPC - C (73) - <https://find-energy-certificate.service.gov.uk/energy-certificate/8936-4768-0608-4063-3705>

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

From Great Malvern follow the A449 Worcester Road towards Worcester, heading downhill towards Malvern Link past the new Malvern Hospital. Turn immediately left after the Fire Station. Cross over the railway line and the turning into the estate is on the right hand side. Follow the road through the estate to the far end bearing left whereupon Units 16 to 22 are located on the left hand side and are clearly marked.

WHAT3WORDS - ///gossiping.copies.defers

POST CODE - WR14 1UQ

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 purchases/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 formerly 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.