

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



Penny Hall, Units A1, A2 A3, The Haysfield, Malvern, WR14 1GF

- COMMERCIAL PROPERTY AVAILABLE FOR SALE
- WITH VACANT POSSESSION
- HIGH SPEC OFFICE ACCOMMODATION
- EXTENDING TO APPROX. 4168 SQ FT (387.21 SQ M) GIA
- ONSITE CAR PARKING
- GUIDE PRICE: £595,000



LOCATION

The property is located in the sought after town of Great Malvern with an urban area enjoying a population of approximately 40,000 with a thriving business community. The town is a popular and established tourist destination due to the well known Malvern Hills and benefits from a mixed local employment base spanning across all sectors, for example, Enigma Park and the Malvern Hills Science Park, Spring Lane, Spring Lane North and Spring Lane South are home to the town's manufacturing, office and distribution bases. The town benefits from good transport communications, with the A449 leading to Worcester, the A440 connecting with Junction 7 of the M5 and rail services with direct links to Birmingham, Hereford, Worcester, Oxford, Reading, Slough and London Paddington.



DESCRIPTION

We are delighted to be instructed to offer Penny Hall for sale. Penny Hall forms part of the Haysfield located toward the end of Spring Lane North, which is home to modern office, industrial and production facilities. The property was originally built as three units, however, reconfigured as part of the build process to provide high spec office and meeting accommodation. The building provide a unique opportunity for occupiers to reconfigure the space to meet their requirements. The roller shutter doors to the rear were retained and the building benefits from high eaves. Viewing is highly recommended to fully appreciate the versatility of the space available. Parking is available to the rear of the building, with additional car parking included as part of the freehold located on the adjacent car park. Please note the building is currently on three titles.

ACCOMMODATION

GROUND FLOOR

Area	Description	Size
Ground Floor	The property includes pedestrian door to front elevation, which provides access to a reception area, WC facilities, offices, open plan office, and training/meeting room. The property includes car parking to the rear, and additional car parking a short distance in a communal car park.	4168 sq ft (387.21 sq m)

Versatile Space, suitable
for a variety of uses



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.

PLANNING

We believe the current use class associated with the premises is Class E and interested parties are recommended to confirm with the Local Planning Authority that their proposed use will be acceptable.

ENERGY PERFORMANCE CERTIFICATE

The EPC rating for this property is C (64). <https://find-energy-certificate.service.gov.uk/energy-certificate/0236-1993-2853-4584-5076>

BUSINESS RATES

The Rateable Value is £21,750.

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. The local billing authority is Herefordshire Council.

Viewing Highly Recommended

VIEWING ARRANGEMENTS

The property is available for viewings through the Agent's Commercial Department.

Tel: 01531 634648 option 3.

E-Mail: commercial@johngoodwin.co.uk

Address: 3-7 New Street Ledbury, HR8 2DX

DIRECTIONS

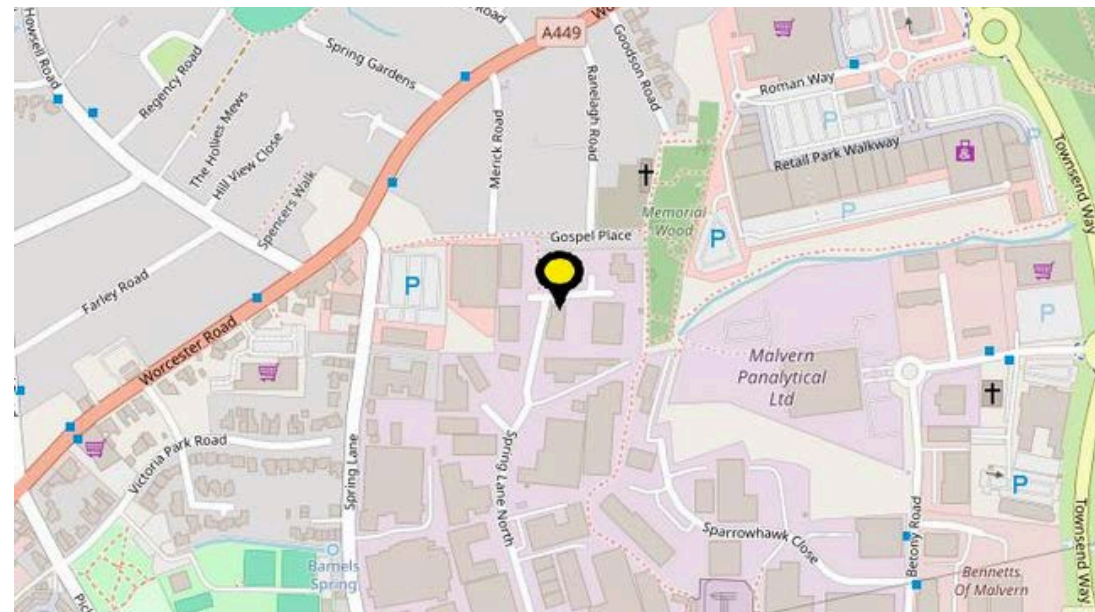
Heading out of Malvern of the A449 towards Worcester, take a right hand turn at the B&Q traffic lights into Spring Lane, continue along Spring Lane passed Howdens, and take the left hand turning into Spring Lane North, continuing until you reach the Haysfield. The property can be found on the left hand side indicated by our for sale sign.



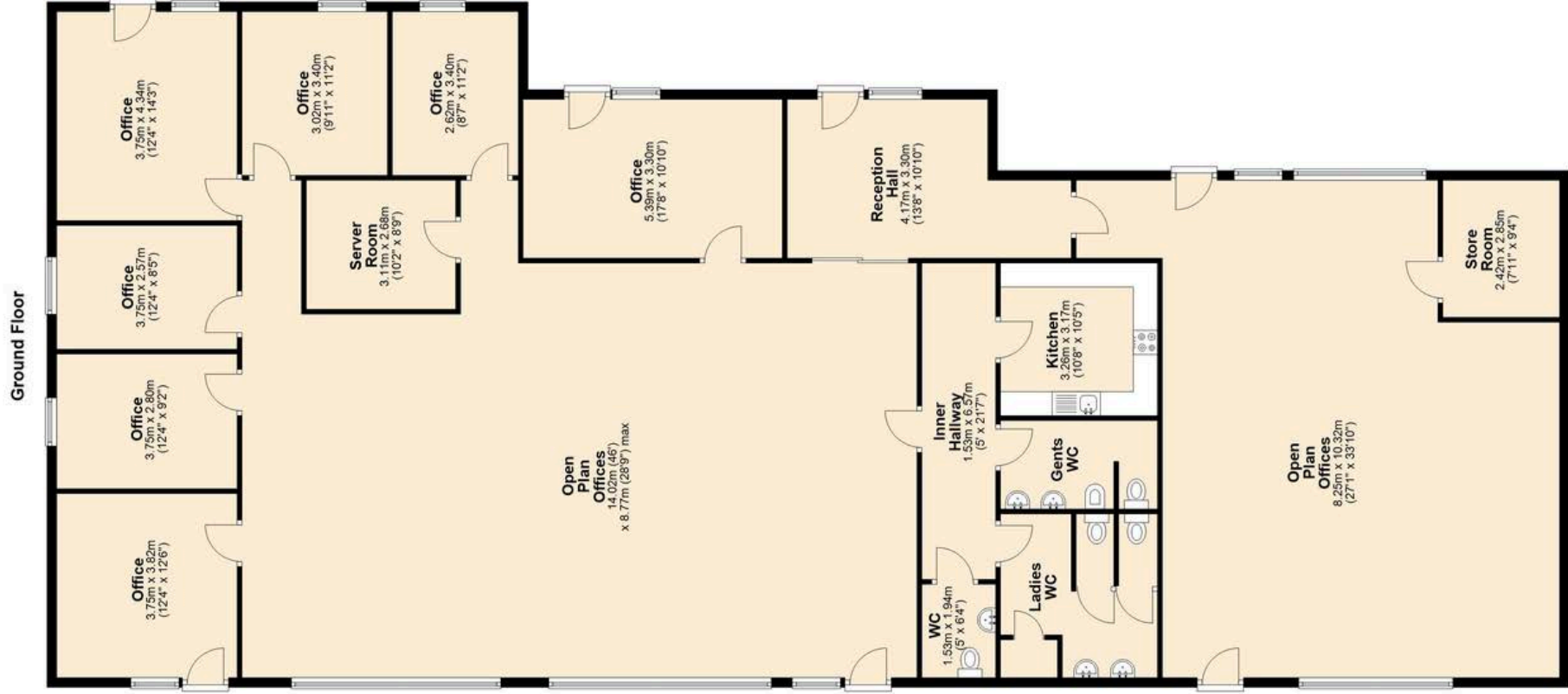
POST CODE: WR14 1GF



WHAT3WORDS: ///rebel.laser.perused

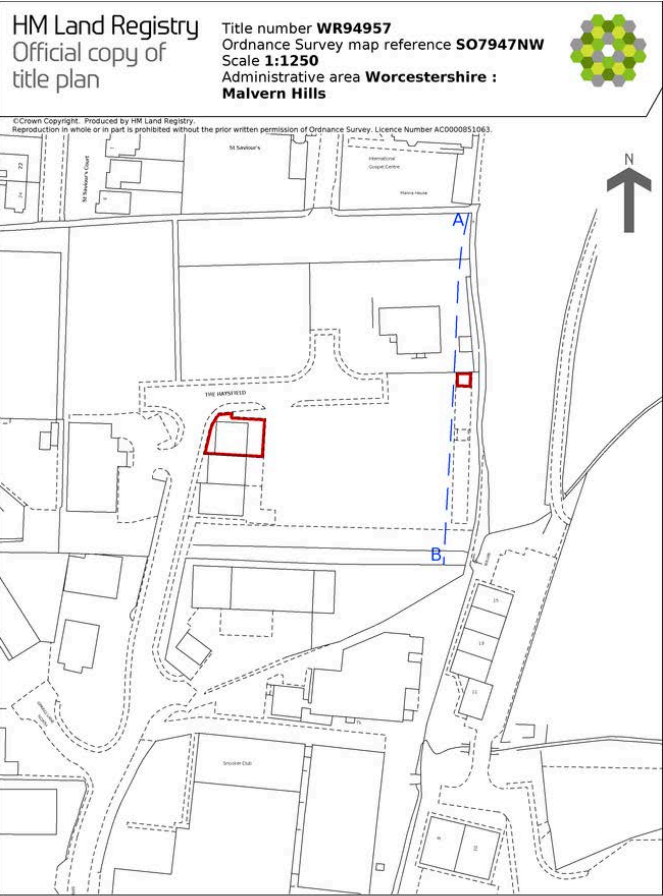


FLOOR PLAN



For information and illustrative purposes only. Not to scale. All dimensions, positions of doors, windows, appliances and other features are approximate only. The services, systems and appliances shown have not been tested and no guarantee as to their operability can be given. All measurements do not include garages and other outbuildings (unless specified).
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Plan produced using PlanUp.

PLANS



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.



Proposed Terms - Subject to Contract

The property is available for sale (subject to legal verification) on a freehold basis, with a guide price of £595,000

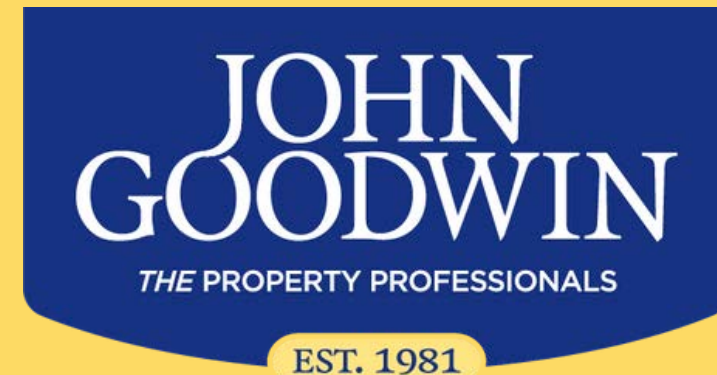
Ledbury Office

01531 634648

3-7 New Street, Ledbury, HR8 2DX

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www.johngoodwin.co.uk



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 leases 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 facts but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

