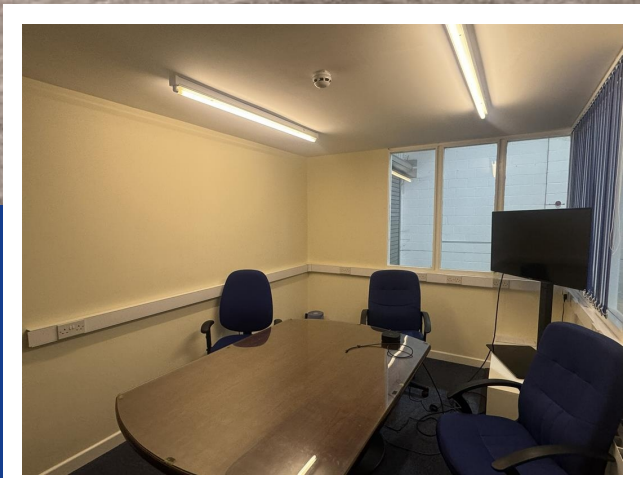




Unit 24, Link Business Centre Link Way, Malvern, WR14 1UQ

- **INDUSTRIAL PREMISES TO LET**
- **PREMISES EXTENDING TO APPROXIMATELY 2,244 SQ FT**
- **PARKING AND LOADING SPACE TO FRONT**
- **WELL MAINTAINED BUSINESS CENTRE WITH ON SITE MANAGER AND CCTV**
- **RENT: £18,500 PER ANNUM EXCLUSIVE PLUS VAT**

Ledbury Office

01531 634648

3-7 New Street, Ledbury, HR8 2DX

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Area/Name	Description	Approx Sq Ft (Sq M)	Rent/Price
Unit 24	Ground Floor - with workshop, storage area, kitchenette, WCs. First Floor - with open plan office, and meeting room.	2,244 Sq Ft (208.47 Sq M)	£18,500.00
	TOTAL	2,244 Sq Ft	£18,500

Location

Unit 24 Link Business Centre forms part of the industrial area situated on the edge of Great Malvern and Malvern Link and thereby benefits from easy access to the A449 leading to Worcester which is approximately 7 miles distant and Junction 7 of the M5 motorway which is approximately 10 miles distant. The town of Malvern is a popular and established destination with the well known Malvern Hills and the Malvern urban area has a population of approximately 40,000, with a thriving business community and two mainline stations running services on the Hereford to Paddington and Hereford to Birmingham railway lines.

Description

Unit 24 offers 1,400 sq ft of ground floor warehouse accommodation with ancillary WC facilities and mezzanine offices extending to approximately 844 sq ft. Benefitting from front roller shutter door and pedestrian access. Additional parking on site available by arrangement.



Tenure

TENURE - The premises are available to let on a new lease, proposed terms for a six year lease with a rent review and break clause at the third anniversary.

RENT - £18,500 per annum exclusive, plus VAT.

DEPOSIT - Tenant to pay deposit equivalent to one quarter's rent.

VAT - VAT is applicable.

SERVICE CHARGE - A service charge is applicable and includes buildings insurance, estate maintenance and the running of the CCTV and is £1,874.00 per annum plus VAT for years 1-3, to be reviewed at the third anniversary.

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: £11,000

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 - The Link Business Centre benefits from planning consent for B1 and B8 use. All interested parties are advised to make enquiries of the local authority in order to establish that their required use of the premises will be permitted. **MANAGEMENT** - Link Business Centre benefits from on site CCTV and proactive direct on-site management from the Estate Office located within the heart of the estate (Unit 7A). **LEGAL FEES** - The incoming tenant will be responsible for the landlord's reasonable legal fees incurred in the creation of a new lease, capped at £750.00 plus VAT.

Services

Three phase mains electricity, water and drainage are connected to the property. This information has not been checked with the respective service providers and interested parties should make their own enquiries with the relevant authorities. No statement relating to services or appliances should be taken to infer that such items are in satisfactory working order and intending purchasers are advised to satisfy themselves where necessary.

Directions

From Malvern follow the A449 towards Worcester, 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 into the estate, bearing left and Units 23 and 24 will be found at the end of the estate on the left hand side.

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.