



Unit 8, The Park Spring Lane South, Malvern, WR14 1AT

- **INDUSTRIAL & WAREHOUSE PREMISES AVAILABLE TO LET**
- **EXTENDING TO APPROXIMATELY 5400 SQ FT (501.66 SQ M)**
- **LOCATED ON ESTABLISHED SPRING LANE SOUTH**
- **VEHICULAR ACCESS AT BOTH FRONT AND REAR**
- **RENT: £29,500 PER ANNUM EXCLUSIVE PLUS VAT**

Ledbury Office

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Area/Name	Description	Approx Sq Ft (Sq M)	Rent/Price
Warehouse	The premises include office, ancillary accommodation and WC facilities, Unit 6 could be available in addition to Unit 8.	5,400 Sq Ft (501.66 Sq M)	£29,500.00
	TOTAL	5,400 Sq Ft	£29,500

Location

The property is located in the sought after of Spring Lane South, 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 approximately 8 miles from Junction 7 of the M5.

Description

Unit 8 comprises a single storey end terrace unit constructed by way of conventional brick construction with brick elevations under a pitched asbestos roof. Internally the property provides an open plan layout with a minimum working height of 4.03 meters to the underside of the haunch. Vehicular access to the unit is provided at both the front and rear of the property via roller shutter doors, space is also available at both the front and back of the unit for parking or storage.



Tenure

TENURE

The unit is available on a new lease of negotiable length.

RENT

£29,500 per annum exclusive for the whole building.

DEPOSIT

A deposit will be required in the sum equivalent to one quarter's rent.

VAT

Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax (VAT). Any intending Tenant should satisfy themselves independently as to VAT in respect of any transaction.

LEGAL COSTS

An incoming tenant will be responsible for the landlord's reasonable legal costs in connection with the preparation of a new lease.

Business Rates

If the Units are to be split then the rates will need to be reassessed upon occupation. 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. 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: £27,750

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 advised to verify with the relevant local authority that their proposed use is acceptable for the premises.

EPC RATING - D (91) <https://find-energy-certificate.service.gov.uk/energy-certificate/0520-0838-8509-3329-0002>

Services

We have been advised that mains three phase electricity, 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 authorities. No statement relating to services or appliances should be taken to infer that such items are in satisfactory working order and intending occupiers are advised to satisfy themselves where necessary.

Directions

From the Agent's Malvern Office proceed along the A449 heading towards Worcester, continue along this road until you reach the traffic lights next to the Texaco garage. Turn right at these lights into Spring Lane and after approximately 0.5 miles, turn right into Spring Lane South and the property can be found after a short distance on the right hand side.

POST CODE - WR14 1AT

WHAT3WORDS - ///tender.pass.bond

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.