Reversionary Office Investment For Sale

Sterling House, Willow End Park, Malvern, WR13 6NN

- Guide Price £795,000
- The office building extends to a total net internal area of 8,530 ft^2 (792.80 m^2)
- Opportunity to capture lease renewal
- Vacant ground floor
- Located in a popular business park.
- Freehold









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Location

Willow End is located to the south of Great Malvern and east of Malvern Wells, in a rural location near the Three Counties Show Ground. Willow End is home to multiple office and warehouse buildings, including a recently built office/research facility. The business park is situated two and a half miles south of Great Malvern and eight and a half miles south west of Worcester.

The area benefits from good transport communications with both Junction 1 of the M50 and Junction 7 of the M5 being accessible from the property. Great Malvern also benefits from a mainline railway station which provides direct access to Worcester, Hereford and London Paddington.

Description

The property comprises a modern, detached, purpose-built two-storey office building of brick and block cavity construction beneath a pitched tiled roof. The accommodation provides high-quality offices across both floors, featuring suspended ceilings, inset lighting, air conditioning, and perimeter trunking throughout.

The first-floor tenant is currently holding over, providing an opportunity to capture a lease renewal. The ground floor is currently vacant and can be occupied as a whole or split into two self-contained suites, offering flexibility for an owner-occupier or investor seeking to add value through letting. Each floor benefits from its own kitchen and male and female WCs, with services separately metered and independent boilers serving each part.



Guide Price
£795,000

Alternative Use Potential With minor alterations, the building is also suitable, in part, for Use Class B8 (Storage and Distribution). It would particularly suit the distribution of small, high-value goods via courier services, catering to growing demand for flexible, high-quality last-mile distribution space.

Tenure
The property is held freehold.

VAT
All prices, premiums and rents etc are VAT exempt.

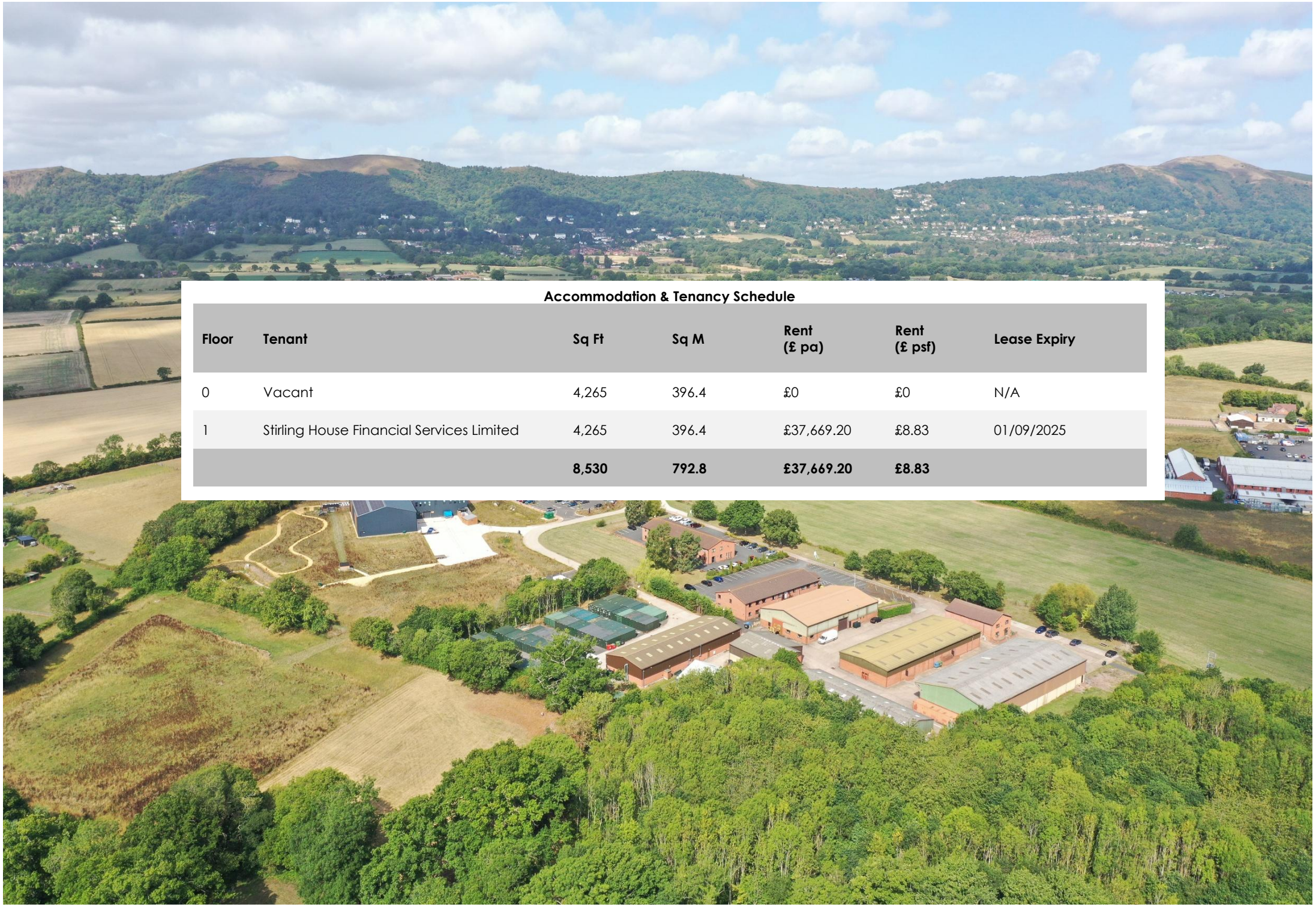
Legal Costs
Each party are to be responsible for their own legal costs incurred in this transaction.

Viewing and further information:
call 01905 67 61 69

Jorge Bray
07394 569 128
jorgebray@gjsdillon.co.uk

Roy Wilkes
07842 442 068
roywilkes@gjsdillon.co.uk

These particulars are not to form part of a sale/letting contract and may be subject to errors and/or omissions therefore prospective purchasers/tenants must satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the sale/letting contract documentation or left insitu and gratis upon completion. Prospective purchasers/tenants are instructed to seek validation of all such matters prior to expressing any formal intent to purchase/lease. The property is sold/let subject to any rights of way, easements, wayleaves, covenants, any other issues or planning matters which may affect the legal title. Consequently, prospective purchasers/tenants are advised to seek validation of all above matters, prior to expressing any formal intent to purchase/lease.



Accommodation & Tenancy Schedule

Floor	Tenant	Sq Ft	Sq M	Rent (£ pa)	Rent (£ psf)	Lease Expiry
0	Vacant	4,265	396.4	£0	£0	N/A
1	Stirling House Financial Services Limited	4,265	396.4	£37,669.20	£8.83	01/09/2025
		8,530	**792.8**	**£37,669.20**	**£8.83**	