



Units A & C, B7 North, Willow End Park, Malvern, Worcestershire WR13 6NN

Purpose Built Office Space

- 4,265 sq ft (396.4 sq m) IPMS 3 (Office)
- Set within an established Business Park
- All suites refurbished to a high specification
- On-site parking
- Virtual tour link

<https://tour.giraffe360.com/unitsaandcwillowendpark/>

- Excellent access to the M50/M5 motorway network

Viewing and further information: call us on **01905 676169**
www.GJSdillon.co.uk

To Let

Units A & C, B7 North, Willow End Park, Malvern, WR13 6NN

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 is a modern, detached, purpose-built office arranged over the ground floor. The construction is of brick and block cavity walls, surmounted by a pitched tiled roof. The building provides modern office accommodation with suspended ceilings, inset lighting, air conditioning and perimeter trunking throughout.

The offices can be occupied as a whole or can be split to suit. There are WCs (male & female) and kitchens. The services are also split over each side of the ground floor, with separate meters and boilers.

There are approximately 16 car parking spaces.

Alternative Use Potential

With minor alterations by the landlord, the building is also suitable, in whole or 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.

Ground Floor	4,265 sq ft	396.4 sq m
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Virtual Tour Link

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Tenure

The property is available on a new business lease for a term of years to be agreed.

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 *in situ* 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.



Quoting Rent

Ground Floor £38,500 per annum

VAT

All prices, premiums and rents etc are quoted exclusive of, and is subject to VAT at the prevailing rate.

Rateable Value

The property has a rateable value of £27,750

Legal Costs

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

Viewing and further information:
call 01905 676169

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