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# Unit 1, Malvern Business Centre

Enigma Business Park, Malvern, WR14 1GS

Leasehold  
Industrial/Trade Counter Unit

1,640 Sq Ft (152.32 Sq M)



**To Let | £18,000 pa**



## Amenities



Trade Counter



Open Plan Warehouse



Translucent Roof Lights



Roller Shutter Door



Pedestrian Access



M5 J7

## Unit 1, Malvern Business Centre

1,640 Sq Ft (152.32 Sq M)

### Description

The property comprises a modern, end-of-terrace, purpose-built trade counter/business unit constructed circa 2007. It is of steel portal frame construction with part brick, glazed, and metal-clad elevations, beneath an insulated steel profile pitched roof.

Internally, the accommodation provides an open-plan warehouse and trade counter area incorporating halogen lighting, an electrically operated roller shutter door, a pedestrian access door, a concrete floor, and translucent roof panels. The unit also includes a mezzanine level offering additional space suitable for storage or office use.

Externally, the property benefits from demised parking for two vehicles.

## Location

Malvern Business Centre is positioned on Enigma Business Park, a well-established commercial area, located approximately two miles north of Great Malvern town centre.

The property benefits from good transport connections, just off the A449 which in turn provides access to the A4440, connecting with Junction 7 of the M5 motorway approximately 7.5 miles distant. Surrounding occupiers include Screwfix, City Plumbing and Poplar Carpets.

Wider surrounding uses are a mixture of industrial and office, in addition to Enigma Retail Park nearby including national retailers such as Morrisons, Boots, Café Nero and McDonalds.

### Locations

Great Malvern: 2 miles

Worcester: 7 miles

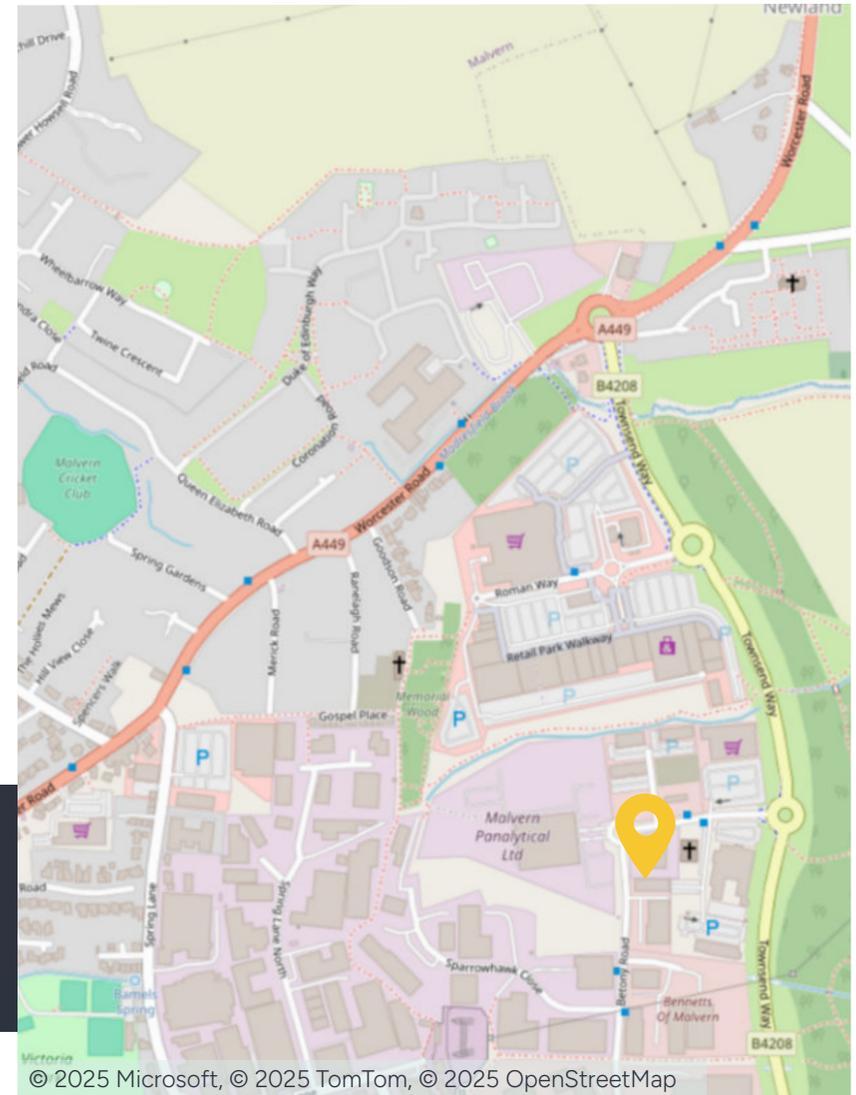
J7 M5: 7.5 miles

### Nearest station

Malvern Link: 1.5 miles

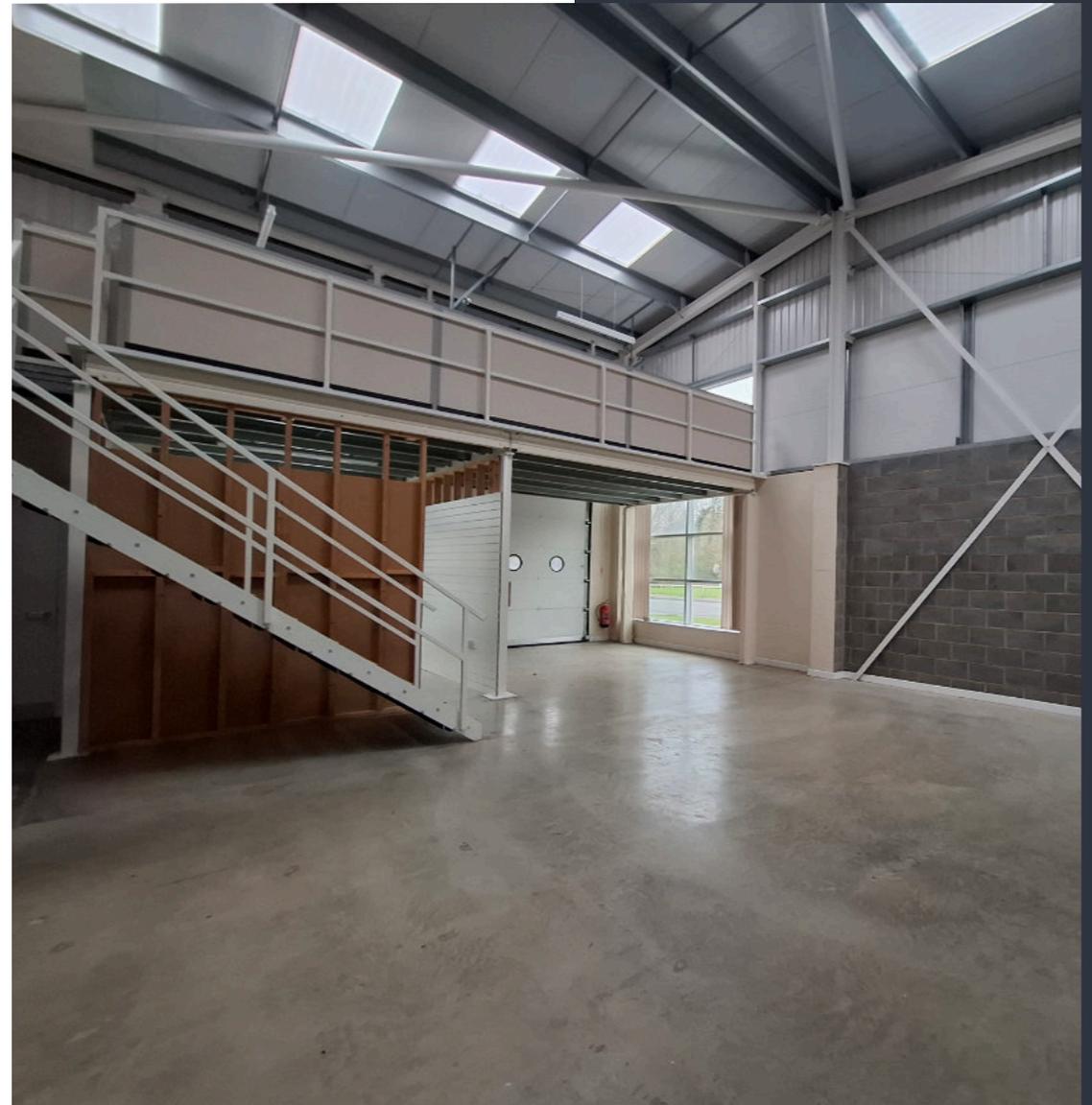
### Nearest airport

Birmingham International: 41.3 miles



## Accommodation

Description	Sq Ft	Sq M
Ground Floor	1,220	113.30
Mezzanine Floor	420	39.02
<b>Total</b>	<b>1,640</b>	<b>152.32</b>



## Further information

### Tenure

Leasehold.

### Rental

This property is available to let by way of a new full repairing and insuring lease on terms to be agreed at a rent of £18,000 per annum.

### Business Rates

Occupiers will be responsible for paying business rates directly to the local authority.

Rateable Value £16,250

Rates Payable £7,020

2026/2027 Rates Payable 0.432p in the £.

### Services

We confirm we have not tested any of the service installations and any occupiers must satisfy themselves as to the state and condition of such items.

### Legal Costs

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

### EPC

The EPC rating is C.

### Service Charge

A service charge is payable in respect of the upkeep of the common areas of the estate.

### Fixtures & Fittings

Any fixtures and fittings not expressly mentioned within these particulars are excluded from the letting.

### Anti Money Laundering

The successful tenant will be required to submit information to comply with Anti Money Laundering Regulations.

### 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 this transaction.

### Viewings

Strictly by prior arrangement with the sole agents.



## Contact us

Viewings by appointment only.

To arrange a viewing, please contact:



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Particulars dated March 2026. Photographs dated March 2026.



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