To Let

GJS Dillon
The Commercial Property Consultants



Unit 1 Malvern Business Centre, Enigma Business Park, Malvern, WR14 1GS

Modern Trade Counter / Business Unit

- Ground floor warehouse with mezzanine office / storage
- Prominent end of terrace corner unit totaling 1,640 sq ft (152.32 sq m)
- Two allocated car parking spaces with a loading / unloading bay
- Electrically operated roller shutter door
- Fully sealed concrete floor
- Excellent natural light
- Virtual Tour Link – click here to take a tour of the property

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

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Location
Malvern Business Centre is situated on Enigma Business Park which is Malvern's main industrial / warehouse and office area – being approximately two miles north of Great Malvern town centre, eight miles south west of Worcester city centre, 21 miles east of Hereford city centre and 26 miles north of Gloucester.

Malvern benefits from good transport communications with the A449 leading to Worcester city centre and the A4440 connecting with Junction 7 of the M5 motorway, which is approximately five miles to the north east.

Malvern Business Centre is fronting yet set back from Betony Road which is the main spine road leading through Enigma Business Park and as such the unit benefits from a great deal of passing trade in this location.

Other occupiers on Enigma Business Park include Screwfix, City Plumbing, Malvern Panalytical, Neoperl and Aldi. Adjacent to the business park there is Enigma Retail Park where several national retailers are represented including Boots, Morrisons, Next, McDonalds, Marks and Spencer and Café Nero.

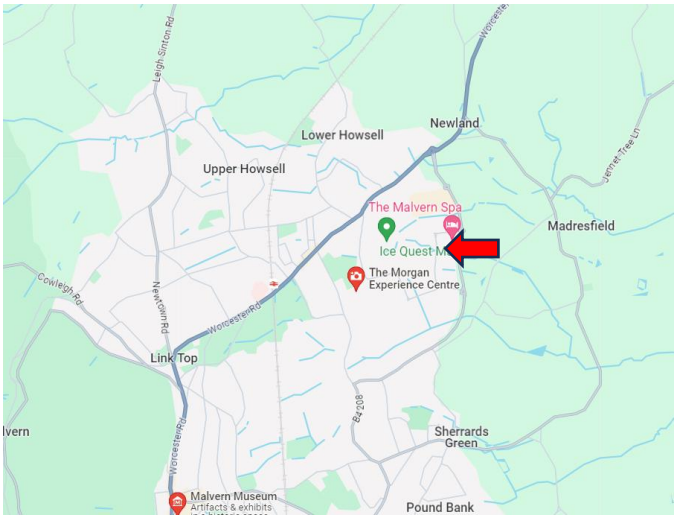
Description
Malvern Business Centre is a modern purpose-built commercial complex comprising of 9 trade counters/business units which were constructed circa 2007. The units are of modern steel portal frame construction with part block / part steel profile cladding above, surmounted by an insulated steel profile clad pitched roof incorporating brand new roof lights which provide a good amount of natural light.

Internally, the unit provides a good sized ground floor warehouse / trade counter area with modern ceiling mounted halogen lighting, an electrically operated steel roller shutter door with separate pedestrian doorway and a fully sealed concrete floor. Stairs lead up to a mezzanine storage area which can be used for storage or office use.

Warehouse/Trade Counter Area	1,220 sq ft	113.30 sq m
Mezzanine Floor	420 sq ft	39.02 sq m
Total	**1,640 sq ft**	**152.32 sq m**

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

Energy Performance Certificate (EPC)
The property has an energy performance rating of D (85) Click here to view the EPC report.



Guide Rental – £18,000 per annum (exclusive)

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

Service Charge
On application

Rating Assessment
Click here to view current and future rateable value

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

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.

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