



Unit 2 Falstaff House, Enigma Commercial Centre, Malvern WR14 1JJ

Immaculate two storey, modern office building

- From 1,100 ft² (102.27 m²) to 2,389 ft² (221.94 m²)
- Available as a whole or on a floor by floor basis
- Located on Malvern's main business park
- 10 on site car parking spaces
- Open plan working environment
- 7 miles to Junction 7 of the M5 motorway
- Click here [Falstaff House, Malvern](#) to take the virtual tour

Viewing and further information: call us on **01905 676169**

www.GJSdillon.co.uk

To Let

2 Falstaff House, Enigma Commercial Centre, Malvern WR14 1JJ

Location

2 Falstaff House is located on Enigma Business Park which is Malvern's main commercial / business area – being approximately two miles to the 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 links with the A449 leading to Worcester city centre and the A440 connecting with Junction 7 of the M5 motorway which is approximately 7 miles to the north east. The town has two railway stations, being Malvern Link and Great Malvern



Description

2 Falstaff House is a modern self-contained office building in immaculate condition set within the popular office development of Enigma Commercial Centre.

The building benefits from its' own entrance which leads into a reception area with male & female & disabled WC facilities, along with a shower. Beyond the reception, at ground floor level there is open plan office accommodation with kitchenette. The first floor is accessed via an internal staircase or passenger lift and offers more open plan office space alongside a boardroom, a private meeting room and a further kitchen facility.

2 Falstaff House also offers allocated car parking for ten cars.

The property is available as a whole or on a floor by floor basis.

| | | |
|--------------|-----------------------------|-----------------------------|
| Ground Floor | 102.27 m ² | 1,100 ft ² |
| First Floor | 119.76 m ² | 1,289 ft ² |
| Total | 222.03 m² | 2,389 ft² |

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 C (65)

[Energy performance certificate \(EPC\) – Find an energy certificate – GOV.UK](https://www.gov.uk/government/collections/energy-performance-certificate-epc--find-an-energy-certificate)

Guide Rental

| | |
|-------------------------|--------------------------|
| Ground floor - | £14,500 per annum |
| First floor - | £15,500 per annum |
| Whole building - | £30,000 per annum |

VAT

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

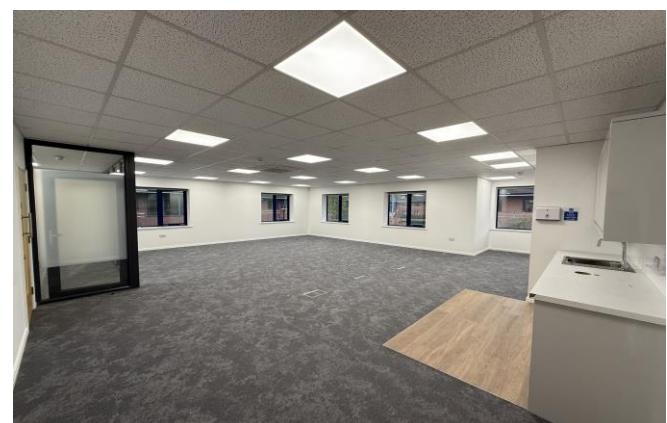
Rating Assessment

Rateable value whole building - £14,750

[Summary valuation - Valuation Office Agency - GOV.UK](https://www.gov.uk/government/collections/energy-performance-certificate-epc--find-an-energy-certificate)

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 *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.

Viewing and further information:
call 01905 676169

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The Commercial Property Consultants

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