

For Sale / To Let

GJS | Dillon

The Commercial Property Consultants



New Office Building at Enigma Commercial Centre, Malvern WR14 1JJ

Prime Grade A Office Building

- From 2,350 sq ft to 4,700 sq ft NIA
- Two storey, modern office building
- To be built to the highest specification
- Excellent on site car parking provision
- Junction 7 of the M5 motorway is approximately 5 miles
- Available to let as a whole, or on a floor by floor basis
- Available for sale as a whole only



FIRST FLOOR PLAN



GROUND FLOOR PLAN

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

For Sale / To Let

New Office Building at Enigma Commercial Centre, Sandys Road, Malvern WR14 1JJ

Location

The proposed new office building will be constructed fronting Sandys Road on Enigma Business Park, which is Malvern's main office, industrial and commercial area, being situated approximately two miles to the north of Great Malvern.

Malvern is situated approximately eight miles south west of Worcester, 21 miles east of Hereford and 26 miles north of Gloucester. The town benefits from good transport communications with the A449 leading to Worcester city centre and the A440 connecting with Junction 7 of the M5 motorway, which is approximately five miles to the north east.

Description

The developers have obtained planning permission to construct what will be the final office building on the development. It will command a prime location adjacent to what will be the main entrance into the Enigma Commercial Centre. The building will be constructed with brick elevations surmounted by a pitch tiled roof, in keeping with all the existing adjacent offices. Just over half of the 13,033 sq. ft (1210.8m) office has already been pre-sold to an expanding existing development occupier.

Suite two, the remainder of the space, will comprise of 5,548 sq. ft. (515.4 sq. m.) (gross internal area) of open plan accommodation on two floors, and will benefit from the use of a passenger lift to the first floor.

The internal layout will be designed to suit the exact requirements of the occupier and can incorporate male & female WCs and kitchenette facilities on both floors. It is usual that these items will require up to 15% of the gross floor space. The accommodation therefore provides the following:

Floor	Sq. Ft. Net Internal Area	Sq. M. Net Internal Area
Ground Floor Office	2,350	218.3
First Floor Office	2,350	218.3
Total	4,700	436.6

The developer, Midland Commercial Estates, will work closely with the new occupier to ensure the final layout and facilities meets the company's specific needs. Construction work on the project is due to commence in

April 2019 with completion of the building expected to be the end of 2019.

All the offices on the Enigma Commercial Centre are built to a high standard and this building will also include the following:

- Comfort cooling/heating
- Suspended ceilings incorporating low energy inset LED lighting
- Fully raised access floors
- Generous car parking provision

Tenure

The new office building is available to purchase on a long leasehold basis as one headquarters property.

The new office accommodation is also available leasehold, as a whole or as two on a floor by floor basis.

Guide Rental £14 per sq ft pa exclusive

Guide Price £795,000 for the long leasehold

Energy Performance Certificate (EPC)

The property is currently under construction and has not yet been assessed for an EPC.

Rating Assessment

The property is currently under construction and has not yet been assessed for business rates.

VAT

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

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 676169/01527 872525

Andrew Lewis
andrewlewis@gjsdillon.co.uk

Hollie Shaw
hollieshaw@gjsdillon.co.uk