



Advantage Business Park
Spring Lane South, Malvern



TO LET - ADVANTAGE BUSINESS PARK, SPRING LANE SOUTH



Advantage Business Park, Spring Lane South, Malvern, WR14 1AT



Offices with storage located on established business park

- 6,873 sq ft (638 sq m)
- Available immediately
- Established business location
- Ability to reconfigure accommodation to create further storage space by agreement with the Landlord.
- Good parking available



Lauren Allcoat 07738 981 480



lauren.allcoat@fishergerman.co.uk



fishergerman.co.uk



Approximate Travel Distances



Locations

- Worcester 7.6 miles
- Hereford 24.5 miles

Sat Nav Post Code

- WR14 1AT

Location

The property is located on the established Advantage Business Park at the junction of Sandy's Road and Spring Lane South in Malvern.

The property is well located with direct access to Junction 7 of the M5 Motorway via the A449 and A440. Malvern Link Train Station is also only 1.2 miles away.

Description

The property forms part of a detached building of brick construction.

Internally the available space of 6,873 sq ft comprises a reception area, offices, meeting room, storage, kitchen and wc's.

Additional outside storage container available by way of separate negotiation.

Accommodation

Description	Sq M	Sq Ft
GIA	638	6,873



Nearest Stations

- Malvern Link 1.2 miles



Nearest Airports

- Birmingham Int 43.1 miles

Tenure

The property is available to let by way of a new full repairing and insuring lease for a term of years to be negotiated, subject to satisfactory references.

Guide Price

£6.50 per sq ft exclusive

Business Rates

To be assessed upon occupation.

2018/2019 Rates Payable 48p in the £

Services

We understand that mains services are available to the property, namely mains water, electricity, gas and mains drainage.

Insurance

The Landlord insures the property and recovers the cost from the Tenant.

Outgoings

The Tenant will be responsible for paying a fair proportion of the Landlords cost for the repair maintenance and insurance of the common parts.

Legal Costs

A contribution will be payable towards the Landlord's legal costs.

References/Deposit

The successful Tenant will need to provide a satisfactory references for approval.

The Landlord may also request a deposit.

Money Laundering

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

EPC

Energy Performance Rating D.

VAT

Unless otherwise stated, all prices and rents quoted are exclusively of Valued Added Tax (VAT). Any intending tenant should satisfy themselves independently as to VAT in respect of this transaction.

Viewings

By prior arrangement with the agent.



Please note: Fisher German LLP and any Joint Agents give notice that: The particulars are produced in good faith are set out as a general guide only and do not constitute or form any part of an offer or any contract. No person within Fisher German has any authority to make or give representation or warranty on any property.

