



Unit 4, Advantage Business Park
Spring Lane South, Malvern, WR14 1AT



TO LET - UNIT 4, ADVANTAGE BUSINESS PARK



Unit 4 Advantage Business Park, Spring Lane South, Malvern



Workshop/Storage premises located on established business park

- 1,029 sq ft (95.67 sq m)
- Pedestrian door
- Available immediately
- Established business location
- Good level of 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 1,029 sq ft comprises a workshop/storage unit with pedestrian access door, kitchen, office and w/c facilities.

Tenure

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



Nearest Stations

- Malvern Link 1.2 miles



Nearest Airports

- Birmingham Int 43.1 miles

Accommodation

Location	Description	Sq M	Sq Ft
Area 4	Workshop/Storage	95.67	1,029

Guide Rent

£6,000 per annum exclusive (VAT is chargeable)

Business Rates

To be assessed upon occupation.

2019/2020 Rates Payable 49.1p 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.

References/Deposit

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

The Landlord may also request a deposit.

Legal Costs

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

Money Laundering

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

EPC

Energy Performance Rating D.

VAT

VAT is chargeable in respect of this transaction.

Viewings

By prior arrangement with the agent.



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