

**TO LET
UNIT 9
ADVANTAGE BUSINESS PARK
SPRING LANE SOUTH
MALVERN
WORCESTERSHIRE
WR14 1AT**

Pughs

ESTATE AGENTS & VALUERS

Hazle Meadows Auction Centre, Ross Road,
Ledbury, Herefordshire, HR8 2LP
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- 3,655 sq ft (340 sq m) NIA
- Available immediately
- Established business location
- Good parking available
- Secure site with security patrols

£15,000 per annum

Unit 9, Advantage Business Park, Spring Lane South, Malvern, Worcestershire, WR14 1AT

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 comprises a steel portal framed unit with pitched roof. Internally the unit is mainly of open plan configuration with mezzanine floor, additional store rooms, kitchen office, reception and w/c's. The warehouse/workshop benefits from a roller shutter door to the front of the unit 2.4m (h) x 3.00(w) and a further pedestrian access door. The property has ample parking provision and is located on the secure site.

TENURE The property is available to let by way of a new internal repairing and insuring lease for a term of years to be negotiated.

GUIDE RENT £15,000 per annum exclusive (VAT is chargeable)

BUSINESS RATES Unit 9 - Rateable Value £12,500
2024-2025 rates payable 49.9p in the £

SERVICES Mains three phase electricity and water, drainage and gas is connected to the site. (tenants to make own connection if necessary)

INSURANCE The landlord insures the property and recovers the cost from the Tenant

SERVICE CHARGE 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/DEPOSITS The successful Tenant will need to provide references for approval. The Landlord will request a 3 or 6 month deposit

LEGAL COSTS A contribution of £750 plus VAT will be payable towards the Landlord' legal costs

ANTI MONEY LAUNDERING To comply with anti money laundering regulations, prospective purchasers will be asked to produce identification documentation at the time of making an offer. We ask for your cooperation in order that there is no delay in agreeing the sale.

EPC Energy performance rating - D

VAT VAT is chargeable in respect of this transaction

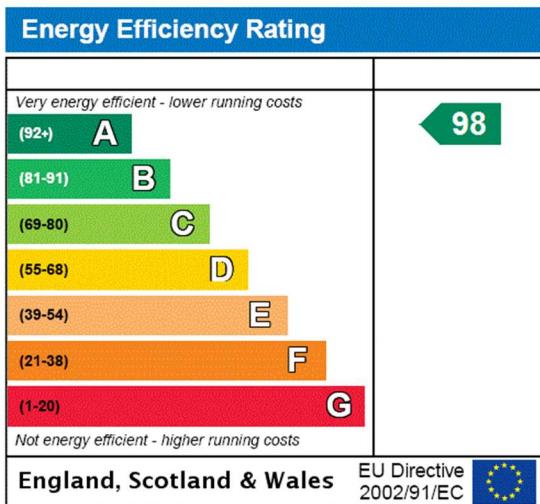
VIEWINGS Strictly by appointment with the sole agents Pughs. Tel. 01531 631122
Out of office hours 07710 757489 Jason Thomson



LOCATION MAP



ENERGY PERFORMANCE CERTIFICATE



AGENTS NOTES

Pughs has joined the Tenancy Deposit Scheme, TDS. It guarantees protection of the deposit; and a fair, independent and expert assessment and settlement of any disputes over its return at the end of a tenancy. This is sometimes needed when landlords and tenants are totally unable to agree the amount due for damage, dilapidation or loss at the end of a tenancy.

The Scheme will allow us to continue to hold your deposit. If there is a dispute over how it should be allocated which we cannot settle, we will be able to refer it to the Independent Complaints Examiner. He will adjudicate within 10 working days of receiving all the necessary papers. There will be no additional charge for the adjudication for future tenancies that are covered by the Scheme.

TENANCY AGREEMENT

All lettings subject to satisfactory references, signing of tenancy agreement and payment of following monies.

The tenancy agreement will be set up on an initial six-month period or shorter by agreement.

Full references required prior to an application being approved, along with a deposit of five weeks rent (refundable upon departure with a satisfactory inspection of the property by the landlords at the end of the tenancy agreement). For clarification we wish to inform prospective purchasers/tenants that we have prepared these particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are any important matters, which are likely to affect your decision to buy/rent, please contact us before viewing the property.

Pughs, for themselves and for the vendors or Lessors of this property, whose Agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No person in the employment of the agent has any authority to make or give any representation or warranty whatever in relation to this property.

