



THE COMMERCIAL PROPERTY SPECIALISTS

TO LET

INDUSTRIAL / STORAGE

**3,500 sq ft
(325.16 sq m)**



**UNIT 2 LEIGH SINTON FARM, LOWER INTERFIELDS,
LEIGH SINTON, MALVERN, WR14 1UU**



- ♦ Clean well maintained storage unit.
- ♦ Under refurbishment.
- ♦ Painted concrete floor.
- ♦ Electric roller shutter door to be installed.
- ♦ Secure site.
- ♦ 2 miles from Malvern Centre.

VIEW MORE AT [BULLEYS.CO.UK](https://www.bulleys.co.uk)

LOCATION

Leigh Sinton is an attractive semi rural village, situated in the Malvern Hills District of Worcestershire. Leigh Sinton enjoys excellent road connectivity via A4103 (Hereford to Worcester Road) providing direct links to Worcester (approx 6 miles East) and Hereford (approx 18 miles West), the M5 motorway (junction 7) is within convenient reach via Worcester offering onward access to Birmingham, Bristol and the wider national roadway network.

Railway services are available from Malvern and Worcester stations, providing direct regular connections to Birmingham, London Paddington and the Midlands region.

DESCRIPTION

Unit 2 is a mono pitched, well maintained storage unit, extending to approximately 3,500 sq ft.

The unit is currently undergoing refurbishment and will soon have an electric roller shutter door installed.

The unit benefits from shared WC facilities, but WC facilities and office accommodation can be installed within the unit if required by an ingoing tenant.

ACCOMMODATION

The property provides the following approximate Gross Internal Floor Areas:

	sq ft	sq m
Unit	3,500	325.16

TENURE

Available by way of a new letting on terms to be agreed.

RENTAL

£28,000 per annum.

SERVICES

We understand that mains water and electricity are connected or available. However, interested parties are advised to check the position with their advisors/contractors.

PLANNING

Interested parties are advised to make their own enquiries with Malvern Hills District Council.

RATES

According to the VOA Website, we are advised that the current assessment is as follows:

Rateable Value: £24,250
Rates Payable: £12,100.75 (2025/26)

VAT

All figures quoted do not include VAT, which may be payable at the prevailing rate.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in this transaction.

EPC

An EPC is to be commissioned shortly.

WEBSITE

A virtual tour, together with aerial photography and further information is available at bulleys.co.uk/leighsinton

VIEWING

Strictly by prior appointment with the sole agent Bulleys at their Worcester office on 01905 633333.



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Details prepared 02/26