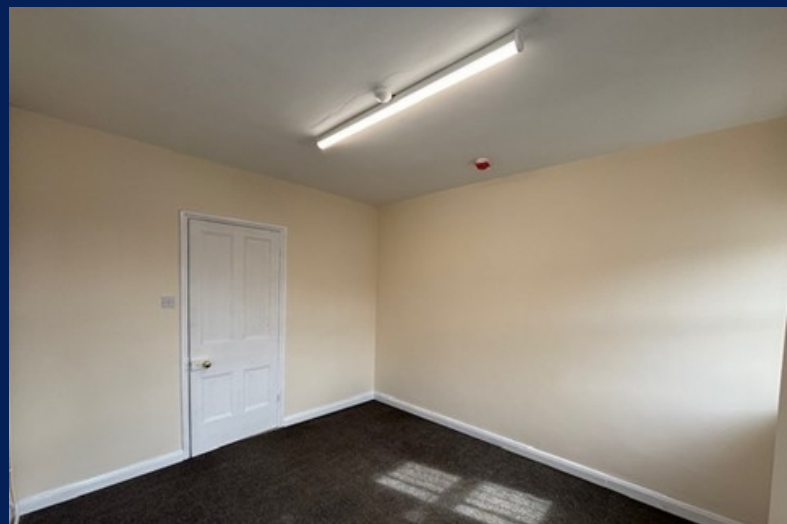


TO LET £7,000 PER ANNUM EXCLUSIVE LINK BUSINESS CENTRE LINK WAY, MALVERN, WORCESTERSHIRE, WR14



- Office premises available to let, extending to approximately 558 sq ft
- Established business centre location in Malvern
- 3 Allocated parking spaces. Further unallocated parking available
- Guide rent: £7,000 per annum exclusive plus VAT

**JOHN
GOODWIN**
THE PROPERTY PROFESSIONALS

EST. 1981

3-7 New Street Ledbury, HR8 2DX
01531 634648
Commercial@johngoodwin.co.uk

Regulated by
RICS

LOCATION

Link Business Centre forms part of the industrial area situated on the edge of Great Malvern and Malvern Link and thereby benefits from easy access to the A449 leading to Worcester which is approximately 7 miles distant and Junction 7 of the M5 motorway which is approximately 10 miles distant. The town of Malvern is a popular and established destination with the well known Malvern Hills and the Malvern urban area has a population of approximately 40,000, with a thriving business community and two mainline stations running services on the Hereford to Paddington and Hereford to Birmingham railway lines.

DESCRIPTION

Unit 7A, provides ground floor office accommodation. The office space is accessed via a communal entrance and hallway. The landlord would provide alternative kitchenette facilities if additional office space is required. The unit comes with three designated car parking spaces.

ACCOMMODATION

The Office extends to approximately 558Sq Ft.

Name	Description	Sq Ft	Sq M
Offices 1, 2, 3, and 4	Ground Floor - Office 1: 155 sq ft; Office 2: 121 sq ft; Office 3: 155 sq ft; Office 4: 127 sq ft	558	51.84
TOTAL		558	51.84

SERVICES, PLANNING, EPC

We have been advised that electricity, gas, water and drainage are connected to the property. Electricity is a sub-metered single phase supply. Gas and water charges will be included within the buildings service charge. This information has not been checked with the respective service providers and interested parties may wish to make their own enquiries with the relevant local authority. No statement relating to services or appliances should be taken to imply that such items are in satisfactory working order and intending occupiers are advised to satisfy themselves where necessary.

Planning - The Link Business Centre benefits from planning consent for B1 and B8 use. All interested parties are advised to make enquiries of the local authority in order to establish that their required use of the premises will be permitted.

EPC - The property has an EPC Rating B. <https://find-energy-certificate.service.gov.uk/energy-certificate/5237-1459-8162-3808-0087>

BUSINESS RATES

The property has been the subject of recent refurbishment and therefore will have to be re-assessed for non domestic rates by the Valuation Office Agency.

VIEWING ARRANGEMENTS

By appointment to be made through the Commercial Department at the Agent's Ledbury Office, Tel 01531 634648 Option 3

DIRECTIONS

From Malvern follow the A449 towards Worcester, past the new Malvern Hospital turn immediately left after the Fire Station. Cross over the railway line and the turning into the estate is on the right hand side. Follow the road into the estate, Unit 7 will be found near the entrance of the estate on the right hand side.

POST CODE: WR14 1UQ

WHAT3WORDS: ///drummers.inversion.deduct



PROPOSED TERMS

Tenure - The premises are available on a new lease for a minimum term of three years, on a full repairing and insuring basis.

Rent - £7,000 per annum exclusive

Deposit - Tenant to pay deposit equivalent to one quarter's rent. VAT All rents quoted are exclusive of VAT. VAT is applicable to rent and service charge.

SERVICE CHARGE - £1,900 + VAT Per Annum is applicable which comprises two elements: 1. includes buildings insurance, estate maintenance and the running of the CCTV. 2. Specific costs for the Suite to include central heating, water, cleaning of communal area and maintenance of fabric of building. The Suite also has the benefit of a fire alarm system. Further details available upon request.

LEGAL FEES - The ingoing tenant will be responsible for the landlord's reasonable legal fees in preparing a new lease in sum of £750.00 plus VAT.

CONTACT

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GENERAL

Intending purchasers will be required to produce identification documentation and proof of funding in order to comply with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017. More information can be made available upon request.

John Goodwin has made every effort to ensure that measurements and particulars are accurate however prospective purchases/tenants must satisfy themselves by inspection or otherwise as to the accuracy of the information provided. No information with regard to planning use, structural integrity, tenure, availability/operation, business rates, services or appliances has been formerly verified and therefore prospective purchasers/tenants are requested to seek validation of all such matters prior to submitting a formal or informal intention to purchase/lease the property or enter into any contract. It is the responsibility of the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining it, to comply with the regulations (CAR 2012). The detection of asbestos and asbestos-related compounds is beyond the scope of John Goodwin and accordingly we recommend you obtain specialist advice.

MISREPRESENTATION ACT, 1967 - JOHN GOODWIN - Conditions under which particulars are issued: John Goodwin for himself and for the Vendors or lessors of this property whose agent he gives notice that:

1. The particulars are set out as a general outline only for the guidance of intending purchasers or leases and do not constitute, nor constitute part of, an offer or contract.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of facts but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of John Goodwin has any authority to make or give any representation or warranty whatever in relation to this property.