



THE COMMERCIAL PROPERTY SPECIALISTS

TO LET

STORAGE UNIT

**7,000 sq ft
(650.32 sq m)**



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



CGI IMAGE

- ◆ Storage unit with good yard provision.
- ◆ Refurbishment commencing shortly.
- ◆ Secure site.
- ◆ Height to eaves 6m.
- ◆ Height to ridge 9.4m.
- ◆ Electric roller shutter doors to be fitted.
- ◆ 2 miles from Malvern.

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 1 is a detached steel portal framed storage unit, extending to approximately 7,000 sq ft.

The unit is shortly to undergo refurbishment to provide a modern premises with a height to eaves of 6m and a height to apex of 9.4m. The unit will benefit from its own self contained yard and parking area with loading via roller shutter doors. Offices and WC facilities can be installed upon request.

ACCOMMODATION

The property provides the following approximate Gross Internal Floor Areas:

	sq ft	sq m
Unit	7,000	650.32

TENURE

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

RENTAL

£56,000 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

The rating is to be reassessed.

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.



surpasses.basis.possible

Details prepared 02/26