



GUIDE PRICE

£1,200,000
(exclusive of VAT)



RENTAL

£83,000 per annum
(exclusive of VAT)



RATEABLE VALUE

£64,000



EPC RATING

D



Sandy's Road

Malvern, Worcestershire, WR14 1JJ

Freehold/Leasehold | Industrial/Warehouse Unit | 10,351 Sq Ft (961.5 Sq M)



**FOR SALE
/TO LET**



Location

The property is located on Sandy's Road on the established Enigma Business Park, Malvern.

The property is located two miles to the northeast of Great Malvern, which is situated eight miles southwest of Worcester and benefits from good transport communications with the A449 leading to Worcester and the A440 connecting with Junction 7 of the M5 motorway.

Vehicular access is provided to the front from Sandy's Road and rear from Pendragon Close.



Description

The property comprises a standalone steel portal framed industrial unit with car parking at the front and a loading yard at the rear of the building.

Internally, the property benefits from an entrance lobby, two storey offices, mezzanine and the usual amenity facilities, together with the factory area.

Warehouse:

- 5.5m to eaves.
- Roller shutter door (4.5m height, 3.5m width).
- High bay lighting.
- Gas fired space heaters.
- Concrete mezzanine plus small timber mezzanine.

Offices:

- Solid flooring.
- Suspended ceilings incorporating LED lighting.
- Gas fired central heating.
- Dado network trunking.

Note: all of the existing tenant's fixtures and fittings shall be removed upon expiry of the existing lease.



Accommodation

Description	Sq Ft	Sq M
Warehouse	6,070	564
Ground Floor Offices	2,002	186
First Floor Offices	1,218	113
Mezzanine	1,061	98.5
Total GIA	10,351	961.5



Amenities



Loading Door



Two Storey Offices



EPC



Further information

Tenure

The property is offered on a Freehold basis and will be sold with vacant possession upon completion.

Alternatively the property is available to let on a new full repairing and insuring lease.

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£1,200,000 exclusive of VAT.

Rental

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Business Rates

Rateable Value: £64,000.

Occupiers will be responsible for paying Business Rates directly to the local authority.

Services

We understand that all mains services are available to the property including electricity, gas, mains water and drainage.

We confirm we have not tested any of the service installations and any occupiers must satisfy themselves as to the state and condition of such items.

Legal Costs

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

EPC

The EPC rating is D.

Fixtures & Fittings

Any fixtures and fittings not expressly mentioned within these particulars are excluded from the sale/letting.

Anti Money Laundering

The successful purchaser/tenant will be required to submit information to comply with Anti Money Laundering Regulations.

VAT

Value Added Tax at the prevailing rate is applicable on all costs shown in these particulars apart from business rates.

Viewings

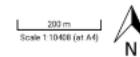
By prior arrangement with the sole agents.



Sandy's Road, Malvern



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Approximate Travel Distances

- ### Locations
- Malvern - 2.2 miles
 - Worcester - 7.4 miles
 - Hereford - 23.7 miles
 - Birmingham - 37 miles

- ### Nearest Station
- Great Malvern - 2.2 miles

- ### Nearest Airport
- Birmingham International - 42.3 miles

Viewings



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Particulars dated December 2024. Photographs dated November 2024.

