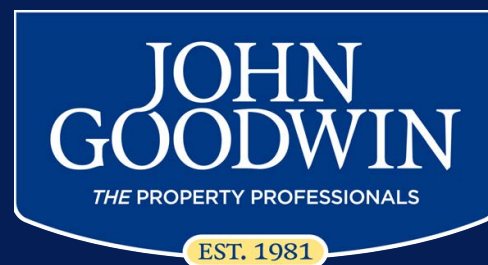




AVAILABLE FOR SALE
UNIT 7, SPRING LANE SOUTH, MALVERN, WR14 1AT





PROPERTY OVERVIEW

- Industrial property for sale
- Conveniently located in Malvern industrial area
- Extending to approximately 6,656 Sq Ft with 2,073 sq ft of mezzanine
- Property suitable for a variety of industrial uses, subject to necessary consents being obtained
- Viewing highly recommended
- Guide Price: £500,000

Access the virtual tour of the property:

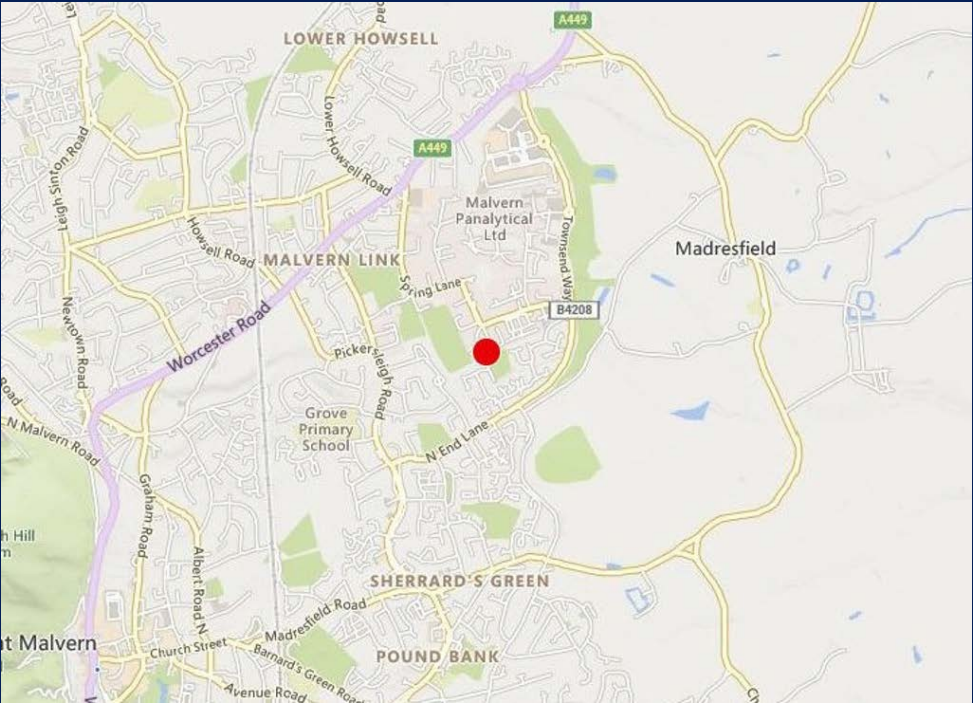
[Click Here](#)

LOCATION

Unit 7 is located on Spring Lane South, which is the main industrial warehousing area of Malvern, located on the north eastern outskirts of the town and so provides easy access to the A449 leading to Worcester, approximately 7 miles distant, and Junction 7 of the M5 Motorway which is approximately 10 miles distant.

The town of Great Malvern is the main shopping area, and includes Ask and Alturo Lounge restaurants, WH Smith, HSBC, Lloyds, along with a number of independent businesses. Church Street has a number of national multiples such as Crew Clothing, Sea Salt, Mountain Warehouse, Fat Face, Cafe Nero with Church Walk leading through to Waitrose. The Famous Malvern Theatre and Cinema Complex is located in Grange Road, just off Church Street. The Malvern urban area has a population of approximately 40,000 with a thriving business community and two mainline railway stations running services on the Hereford to Paddington and Hereford to Birmingham railway lines. The Malvern Hills, a designated Area of Outstanding Natural Beauty, is an important tourist destination and benefits from the Three Counties Showground.

Town/City	Distance	Drive Time
Ledbury	11 Miles	25 Minutes
Hereford	25 Miles	50 Minutes
Worcester	8 Miles	20 Minutes
Gloucester	23 Miles	50 Minutes
Birmingham	46 Miles	55 Minutes



DESCRIPTION

The property comprises two interlinked industrial warehouses. The property extends to approximately 6,656 Sq Ft (618.36 Sq M) on the ground floor with 2073 sq ft mezzanine accommodation, in part, situated above with restricted head height. Ground floor accommodation includes office space and WCs. The property has a gated front yard with access directly off Spring Lane South. Roller shutter doors service each warehouse, while a single pedestrian door provides access to the offices from the front yard.

ACCOMMODATION

The premises extends to approximately 8,729 Sq Ft.

Name	Description	Size (sq ft)	Size (sq m)
Main Warehouse	with access from offices and yard area via roller shutter doors, and provides access to mezzanine area	4,288	398.36
Offices	with access via pedestrian door, and briefly comprising: offices and kitchenette and WC facilities	987	91.69
Mezzanine	two mezzanine areas providing 738 sq ft, and 1335 sq ft, with restricted head height in places.	2,073	192.58
Warehouse 2	with access from Main warehouse, and with roller shutter door	1,381	128.29
TOTAL		8,729	810.92



FLOOR PLANS



Ground Floor



Mezzanine



SERVICES

We have been advised that 3-phase electricity, oil, water and drainage are connected to the property. 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

PLANNING - All interested parties are recommended to confirm with the Local Planning Authority that their proposed use will be acceptable.

ENERGY PERFORMANCE

The EPC rating for this property is TBC.

BUSINESS RATES

This information has been obtained from the Valuation Office Agency website and all interested parties are therefore advised to verify these figures with the local billing authority.

The current rateable value is: £37,000





PROPOSED TERMS

We are advised (subject to legal verification) that the property is freehold.

Guide Price - £500,000

VIEWING ARRANGEMENTS

The property is available for viewings through the Agent's Commercial Department.

Tel: 01531 634648 (Option 3)

E-Mail: commercial@johngoodwin.co.uk

Address: 3-7 New Street Ledbury, HR8 2DX

DIRECTIONS

From the Agent's Malvern Office proceed along the A449 heading towards Worcester, continue along this road until you reach the traffic lights next to the Texaco garage. Turn right at these lights into Spring Lane and after approximately 0.5 miles, turn right into Spring Lane South, turn right again at the small roundabout. The property can be found after a short distance in front of you.

POST CODE - WR14 1AT

WHAT3WORDS - ///soaks.remit.waters

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.

AGENTS

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