



12 Malvern Gate Business Park, Bromwich Road, Worcester WR2 4BN

Flexible Office Accommodation with Parking

- 4,585 sq ft (426 sq m) NIA
- Open-plan offices & individual meeting rooms
- Available on-site car parking
- Located in a gated business park
- Within close proximity to the Southern Link Road providing direct access to Junction 7 of the M5 motorway.

Viewing and further information: call us on **01905 676169**

www.GJSDillon.co.uk

To Let

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Location

Malvern Gate Business Park is situated within Worcester, in the West Midlands. Worcester lies 31 miles south west of Birmingham, 101 miles north west of London, 27 miles north of Gloucester and 23 miles north east of Hereford. The city has excellent transport links with a direct mainline to both Birmingham and London, via Worcester Foregate Street, Worcester Shrub Hill, and the new Worcester Parkway station.

Description

Malvern Gate Business Park comprises a secure office park offering a variety of office suites which are surrounded by car parking. The park is accessed via a secure entrance off Bromwich Road, to the south of Worcester. Suite 12 comprises a mix of 4 individual meeting rooms and a larger open plan environment. The office has a kitchen, WC facilities and allocated on-site car parking.

Tenure

The property is available on a new business lease for a term of years to be agreed.

Guide Rental

£37,500 per annum (exclusive)

Service Charge

Available on request.

VAT

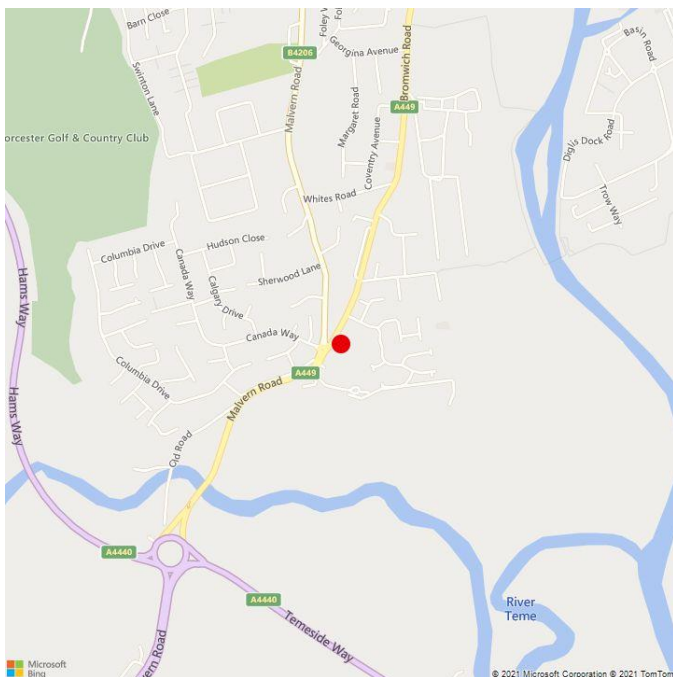
All prices, premiums and rents etc are quoted exclusive of, but may be subject to VAT at the prevailing rate.

Rating Assessment

Rateable Value - £29,750 (2020 – present)

Legal Costs

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



These particulars are not to form part of a sale/letting contract and may be subject to errors and/or omissions therefore prospective purchasers/tenants must satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the sale/letting contract documentation or left in situ and gratis upon completion. Prospective purchasers/tenants are instructed to seek validation of all such matters prior to expressing any formal intent to purchase/lease. The property is sold/let subject to any rights of way, easements, wayleaves, covenants, any other issues or planning matters which may affect the legal title. Consequently, prospective purchasers/tenants are advised to seek validation of all above matters, prior to expressing any formal intent to purchase/lease.

Viewing and further information:
call 01905 676169 / 07394 569129

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The Commercial Property Consultants

Embedded in the business community, we are experts in our field:
changing the way commercial property is perceived in our region

