

TO LET

UNIT 10 BEAUCHAMP BUSINESS CENTRE
SPARROWHAWK CLOSE, MALVERN WR14 1GL



INDUSTRIAL/WAREHOUSE PREMISES
2,025 sq ft (188.18 sq m) (Approx. Total Gross Internal Area)

- Popular business park location
- 9 car parking spaces
- Approx. 6 metre eaves

LOCATION

Beauchamp Business Centre is situated on Enigma Business Park which is approximately 2 miles north of Malvern. Malvern is well connected with the A449 leading to Worcester City Centre and the A440 connecting with Junction 7 of the M5 Motorway (both within approximately 7 miles distant).

DESCRIPTION

The property comprises a modern semi-detached industrial/warehouse unit of steel portal frame construction with part block and steel profile clad elevations and a concrete floor under a steel profile clad roof incorporating roof lights. The property is accessed via a pedestrian door and an up and over door to the front elevation.

The warehouse benefits from an eave's height of approximately 6 metres, LED lighting and gas blower heating.

Also, an office, kitchenette, and W.C facilities are provided.

Externally, a loading bay and 9 car parking spaces are provided directly in-front of the unit.

POSTCODE: WR14 1GL



ACCOMMODATION

	SQ M	SQ FT
TOTAL Approx. Gross Internal Area	188.18	2,025

TENURE

The property is available on a new full repairing and insuring lease for a term of years to be agreed.

RENTAL

£23,300 per annum (exclusive)

BUSINESS RATES

Rateable Value (2023) – £15,750

Rates payable (24 – 25) - £7,859.25

EPC

Rating: C (73)

SERVICE CHARGE

A service charge is levied for the maintenance and up-keep of common areas. Further information available from the Agents.



BUILDINGS INSURANCE

The Landlord will insure the building and re-charge the Tenant accordingly. Further information available from the Agents.

Contents insurance is the responsibility of the Tenant.

SERVICES

The agent has not tested any apparatus, equipment, fixture, fittings or services and so cannot verify they are in working order or fit for their purpose. The tenant is advised to obtain verification from their solicitor or surveyor.

LEGAL COSTS

Each party to bear their own legal costs incurred in any transaction

MONEY LAUNDERING

The money laundering regulations require identification checks are undertaken for all parties purchasing/leasing property. Before a business relationship can be formed we will request proof of identification for the purchasing/leasing entity.

VAT

All prices quoted are exclusive of VAT, which may be chargeable



VIEWING Strictly via sole agents

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SUBJECT TO CONTRACT Ref: G008067 Date: 02/25

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