



TO LET

WAREHOUSE WITH OFFICE

Units 3 and 11 Advantage Business Park, Spring Lane South,
Malvern, WR14 1AT



4,689 sq ft

(435.62 sq m) Approx. Gross Internal Area

EXCELLENT LOCATION WITHIN 2 MILES OF GREAT MALVERN TOWN CENTRE

JUNCTION 7 OF THE M5 MOTORWAY 7.5 MILES DISTANT

AMPLE ON SITE PARKING

NEW LEASE AVAILABLE





LOCATION

Units 3 and 11 at Advantage Business Park enjoy a strategic and accessible location on Spring Lane South in Malvern, one of Worcestershire's most established business hubs. Positioned just off the A449 Worcester Road, the business park offers excellent road connectivity to Worcester, the M5 (Junction 7), and the wider Midlands motorway network, while also providing convenient access to Hereford and South Wales.

Malvern town centre is within easy reach, offering a range of retail, leisure, and amenity provision, and Great Malvern railway station provides direct links to Worcester, Birmingham and London. Set against the backdrop of the Malvern Hills, the location combines strong transport links with an attractive working environment, making it highly appealing to both occupiers and employees alike.

DESCRIPTION

The property is situated within the well-established Advantage Business Park and comprises an industrial unit of steel portal frame construction to the rear, beneath a pitched roof, complemented by an attractive glazed office frontage with a flat roof. The warehouse is accessed via a roller shutter door measuring approximately 2.85m (h) x 3.67m (w) and offers a clear internal working height of 3.48m, supported by LED lighting, 3 phase electric, a separate pedestrian door and a dedicated loading apron.

The office accommodation is predominantly open plan, fitted to a good standard with gas central heating, carpeting, suspended ceilings and LED lighting, together with kitchenette and WC facilities. Externally, the property benefits from generous on-site parking and is positioned within a secure, well-maintained business park environment.

ACCOMMODATION

	SQM	SQFT
Warehouse	327.39	3,524
Office and Kitchen	108.23	1,165
TOTAL GIA	435.62	4,689

AVAILABILITY

The subject property is available on an internal repairing and insuring lease on terms to be agreed.

QUOTING RENT

£32,250 per annum, exclusive





SERVICE CHARGE

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

EPC:

EPC Rating E

BUSINESS RATES

Rateable Value (2026):

Unit 3: £9,100

Unit 11: £12,000

2026/2027 Rates Payable 43.2p in the £

SERVICES

We are advised that all main services are connected to the premises. We confirm that we have not tested any of the service installations and any occupier must satisfy themselves independently as to the state and condition of such items.

VAT

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

LEGAL COSTS

A contribution of £750 plus VAT will be payable towards the Landlord's legal costs.

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.

VIEWING

Strictly by way of the sole letting agents:

Harris Lamb

Contact: Lauren Allcoat-Hatton

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Date: June 2026

SUBJECT TO CONTRACT



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