



TO LET

MODERN WAREHOUSE / TRADE COUNTER UNIT

Unit 5 Malvern Business Centre, Betony Road,
Malvern Link, Malvern, WR14 1GS



4,366 sqft

(405.61 sqm) Approx. Gross Internal Area

EXCELLENT LOCATION WITHIN 2 MILES OF GREAT MALVERN TOWN CENTRE

JUNCTION 7 OF THE M5 MOTORWAY 7.5 MILES DISTANT

MODERN UNIT

NEW LEASE AVAILABLE





LOCATION

Malvern Business Centre is situated on Betony Road within the established Enigma Business Park, approximately 2 miles north of Great Malvern town centre. The estate forms part of one of the town's principal commercial and industrial locations, comprising a mix of trade, warehouse and office occupiers, supporting a strong and established business environment.

The property benefits from excellent road connectivity, lying just off the A449 Worcester Road, which provides direct access to Worcester (approximately 7 miles to the north) and Junction 7 of the M5 motorway approximately 7.5 miles distant, offering onward connections to the wider national motorway network.

Malvern is an attractive and well-connected market town in Worcestershire, located within the West Midlands region. The property also benefits from good public transport accessibility, with Malvern Link railway station located approximately 1.5m to the north, providing regular services to Worcester, Birmingham and beyond.

The surrounding area provides a range of amenities, with Enigma Retail Park in close proximity offering occupiers access to national retailers including Morrisons, Boots and McDonald's, alongside trade occupiers such as Screwfix and City Plumbing within the immediate vicinity.

DESCRIPTION

The property comprises a modern end terrace industrial/trade counter unit of steel portal frame construction with brick elevations beneath an insulated clad pitched roof, incorporating translucent roof lights which provide good levels of natural light.

Internally, the accommodation is arranged to provide predominantly open-plan warehouse space at ground floor level, together with a trade counter reception area and WC facilities. The warehouse benefits from LED lighting throughout, with access provided via an electrically operated roller shutter door measuring approximately 3.16m (h) x 3.16m (w). The internal clearance to the underside of the mezzanine is approximately 2.86m.

At first floor level, the property provides a full mezzanine, comprising a carpeted storage area together with two private offices and a kitchen. The offices are fitted to a good standard, including Category 5 cabling, skirting trunking, carpeted floors, double glazed windows, gas central heating, suspended ceilings and recessed lighting.

Externally there is parking for 3 vehicles.

ACCOMMODATION

	SQFT	SQM
Ground floor warehouse	2,213	205.66
Mezzanine Floor	2,153	200.05
TOTAL GIA	4,366	405.61

AVAILABILITY

The subject property is available on a new full repairing and insuring lease on terms to be agreed.

QUOTING RENT

£38,500 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 B (49)

BUSINESS RATES

Rateable Value (2026) £24,500

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

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.

VIEWING

Strictly by way of the sole letting agents:

Harris Lamb

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Date: June 2026

SUBJECT TO CONTRACT



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