

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



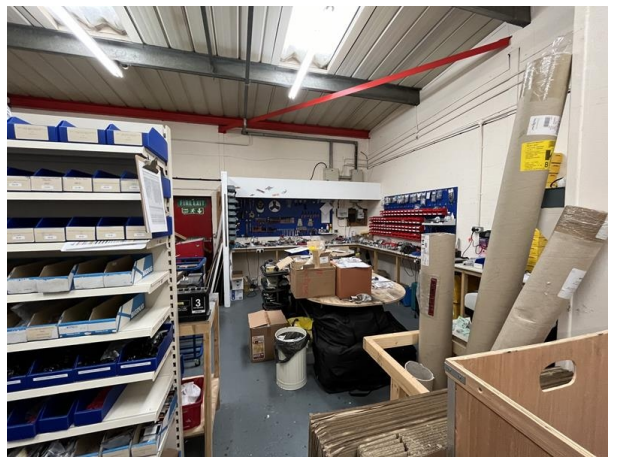
REMOTE CONTROL
MODEL & TOY SHOP

13

Welcome to
Remote Control
Model & Toy Shop

OPEN

Opening Hours
Monday - Friday
10am - 5pm
01774 648481
01684 566566



Unit 13, Link Business
Centre
Link Way, Malvern, WR14 1UQ

- INDUSTRIAL/WAREHOUSE PREMISES AVAILABLE TO LET
- WELL MAINTAINED BUSINESS CENTRE WITH ON SITE MANAGER AND CCTV
- PREMISES EXTENDING TO APPROXIMATELY 1,000 SQ FT (92.99 SQ M)
- OFFERING FLEXIBLE USE, PARKING AND LOADING SPACE
- RENT: £9,250 PER ANNUM EXCLUSIVE PLUS VAT

Ledbury Office

01531 634648

3-7 New Street, Ledbury, HR8 2DX

commercial@johngoodwin.co.uk

www.johngoodwin.co.uk



Area/Name	Description	Approx Sq Ft (Sq M)	Rent/Price
UNIT 13	with up-and-over doors to front, concrete floor, office, kitchenette and WC facilities. There is a gas-fired warm air heater.	1,000 Sq Ft (92.90 Sq M)	£7,500.00
	TOTAL	1,000 Sq Ft	£9,250

Location

Unit 13 Link Business Centre forms part of the industrial area situated on the edge of Great Malvern and Malvern Link and thereby benefits from easy access to the A449 leading to Worcester, which is approximately 7 miles distant and Junction 7 of the M5 motorway which is approximately 10 miles distant. The town of Malvern is a popular and established destination with the well known Malvern Hills and Malvern urban area has a population of approximately 40,000, with a thriving business community and two mainline stations running services on the Hereford to Paddington and Hereford to Birmingham railway lines.

Description

Unit 13 offers ground floor workshop accommodation, measuring 7.25m x 12.80m and extending to approximately 1,000 sq ft, including office, kitchenette and WC facilities. Car Parking and loading area is provided to the front of the unit within the demise.



Tenure

TENURE The premises are available on a new lease for a minimum term of six years, on a full repairing and insuring basis.

RENT £9,250 Per Annum Exclusive plus VAT.

DEPOSIT Tenant to pay deposit equivalent to one quarter's rent. VAT All rents quoted are exclusive of VAT. VAT is applicable to rent and service charge.

SERVICE CHARGE £918.91 Per Annum is applicable which includes buildings insurance, estate maintenance and the running of the CCTV. Further details available upon request.

LEGAL FEES The ingoing tenant will be responsible for the landlord's reasonable legal fees in preparing a new lease.

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.

Rateable Value 2017: £5,900

Viewings

By appointment to be made through the Commercial Department at the Agent's Ledbury Office, Tel 01531 634648 Option 3

Agent Notes & Planning

PLANNING The Link Business Centre benefits from planning consent for B1 and B8 use. All interested parties are advised to make enquiries of the local authority in order to establish that their required use of the premises will be permitted.

MANAGEMENT Link Business Centre benefits from on site CCTV

and proactive direct onsite management from the Estate Office located within the heart of the estate (Unit 7A).

EPC RATING B (32) <https://find-energy-certificate.service.gov.uk/energy-certificate/6318-1546-1552-2936-2322>

Services

We have been advised that mains services 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.

Directions

From Malvern follow the A449 towards Worcester, past the new Malvern Hospital turn immediately left after the Fire Station. Cross over the railway line and the turning into the estate is on the right hand side. Follow the road into the estate, bearing left and Unit 4 will be found on the right hand side indicated by our to let board.

POST CODE: WR14 1UQ

WHAT3WORDS: ///paradise.crucially.overdrive

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 FRICS 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.



MISREPRESENTATION ACT, 1967 - JOHN GOODWIN - Conditions under which Particulars are issued: John Goodwin for himself and for the Vendors or lessors of this property whose agent he gives notice that:

1. The particulars are set out as a general outline only for the guidance of intending purchasers or leasees and do not constitute, nor constitute part of, an offer or contract.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of John Goodwin has any authority to make or give any representation or warranty whatever in relation to this property.