

# TO LET

**UNIT 4 BEAUCHAMP BUSINESS CENTRE**  
SPARROWHAWK CLOSE, MALVERN WR14 1GL



## INDUSTRIAL/WAREHOUSE PREMISES

**2,763 sq ft (256.69 sq m)** (Approx. Total Gross Internal Area)

- Popular Business Park Location
- End terrace
- 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

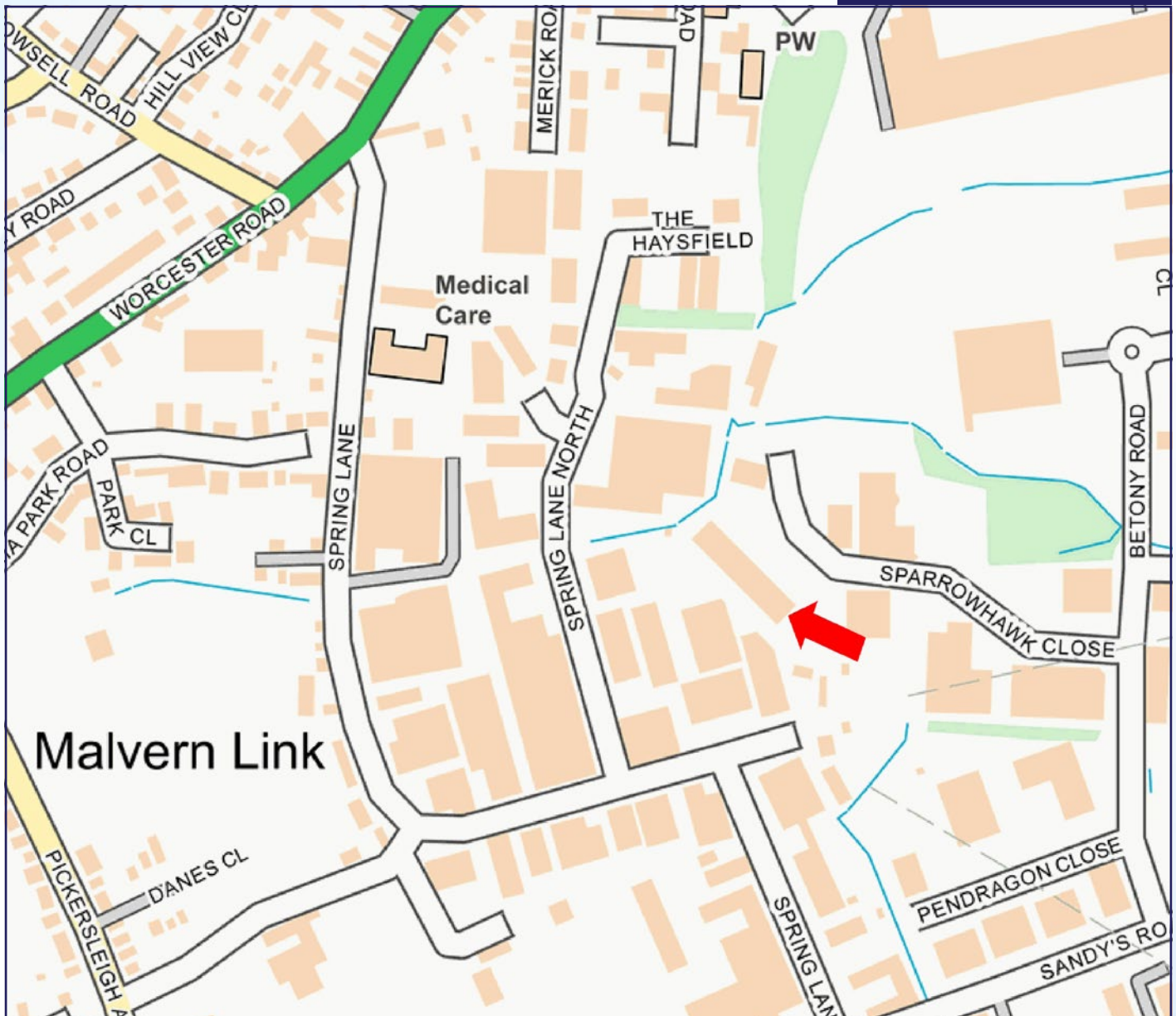
The property comprises a modern semi-detached industrial/warehouse unit of steel portal frame construction with part block and steel profile clad elevations and a concrete floor under a steel profile clad roof incorporating roof lights.

The property is accessed via a pedestrian door to the front elevation leading into a trade counter area incorporating an office and W.C.

The warehouse can be accessed via the trade counter area or alternatively via a roller shutter door to the front elevation. The warehouse area is lit by a mixture of strip and bay lighting, heated by a gas blower heater and has an eaves height of approximately 6 metres.

Externally, a loading bay and car parking spaces are provided.

**POSTCODE: WR14 1GL**





## ACCOMMODATION

|  | SQ M          | SQ FT        |
|--|---------------|--------------|
| Trade counter/office                     | 85.46         | 920          |
| Warehouse                                | 171.23        | 1,843        |
| <b>TOTAL</b> Approx. Gross Internal Area | <b>256.69</b> | <b>2,763</b> |

## TENURE

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

## RENT

£22,800 per annum (exclusive)

## EPC

Rating – D (86)

## 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 we understand is chargeable.

**VIEWING** Strictly via sole agents

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**SUBJECT TO CONTRACT** Ref: G6532 Date: 05/20

Harris Lamb Limited Conditions under which particulars are issued.

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(i) The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract.

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