

# MALVERN BUSINESS CENTRE

ENIGMA BUSINESS PARK

To Let  
**Trade Counter /  
Business Units**  
1,600 sq ft to 6,400 sq ft

OCCUPIERS IN THE AREA INCLUDE:



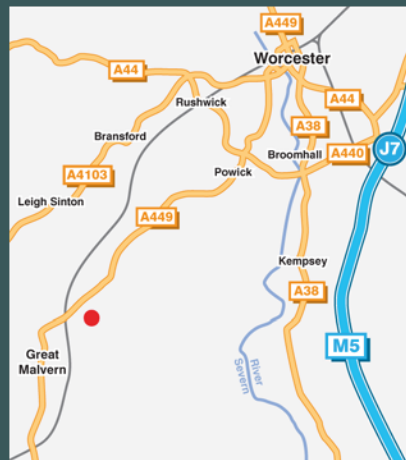


## LOCATION

Malvern Business Centre is located on the established Enigma Business Park fronting Betony Road, the main spine road of the park. Enigma Business Park is the principal commercial area of Malvern which includes a retail park, office accommodation and industrial/warehouse occupiers.

Existing occupiers of Enigma Business Park include: Screwfix, Morrisons, Halfords, Malvern Instruments, City Plumbing Supplies, Malvern Spa, Premier Inn, McDonalds, Boots, Next and Marks & Spencers.

With direct access to Junction 7 of the M5 motorway via the A449 and A440 these Trade Counter/Business Units are extremely well located.



Sat Nav: WR14 1GS



## ACCOMMODATION

**UNIT 5** 274 sq m (2,950 sq ft)

**UNIT 7** 274 sq m (2,950 sq ft)

Other units available from 1,600 sq ft to 6,800 sq ft, please enquire for full details.

## RENTAL

**UNIT 5** £23,315pa exclusive

**UNIT 7** £23,315pa exclusive

Please enquire for other availability and pricing.

## TENURE

The units are available individually or potentially as a whole on new Full Repairing and Insuring terms.

## SERVICES

We understand that mains services are available to the units, namely mains water, three phase electricity, mains gas and mains drainage.

## FINANCE ACT 1989

Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax (VAT). Any intending Tenant should satisfy themselves independently as to VAT in respect of any transactions

## DESCRIPTION

Malvern Business Centre comprises nine recently constructed Trade Counter/Business Units of part brick, part profile steel cladding which have been integrated into the established Enigma Business Park. Each of the units is well specified throughout:

- Electrically operated loading doors
- 5.4m clear eaves height
- Full height glazing to the front elevation
- Excellent natural light
- Mezzanine floors to accommodate further offices if required
- Reinforced concrete ground floors
- Forecourt parking

## Indicative Unit EPC



## Viewing

Strictly by prior arrangement with Hampton Properties:-

## Hampton Properties

The Stables, Ballards Drive  
Upper Colwall, Malvern,  
Worcestershire, WR13 6PP

Tel: 01684 540380

Fax: 01684 540570

Email: [info@hamptonprop.co.uk](mailto:info@hamptonprop.co.uk)

Website: [www.hamptonprop.co.uk](http://www.hamptonprop.co.uk)