

INDUSTRIAL / WORKSHOP / SHOWROOM UNIT—TO LET

TWS House, Spring Lane North, Malvern, WR14 1BU



- Industrial / workshop / showroom unit available for immediate occupation (STP)
- Car parking to the front and secure yard space to rear
- Excellent location on well-established industrial estate in Malvern
- Approximately 17,164 sq ft (GIA)
- Quoting rent £75,000 pax

Whilst every care is taken in the preparation of these particulars, their accuracy cannot be guaranteed and no reliance should be placed on any statements or representation.

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COOK**
0117 934 9977

LOCATION

The property is situated on Spring Lane North within a well-established industrial estate in Malvern, providing a highly accessible commercial location. The area benefits from excellent road links, with easy access to the A449 and A4103, connecting to the M5 (Junction 7) approximately 6 miles away.

Malvern offers a strong business environment and a good range of local amenities, with the town centre a short distance from the estate. Malvern Link and Great Malvern railway stations provide regular services to Worcester, Birmingham, and London.

Overall, the location offers excellent connectivity and a proven commercial setting, ideal for a range of industrial or showroom uses.

DESCRIPTION

The ground floor currently comprises a large open plan workshop / showroom space with an office to the front along with WC facilities. To the rear of the ground floor is storage and further workshop space.

The first floor to the front accommodates further space previously used as retailing space. There is additional mezzanine space over approximately half of the unit which provides further sales space and / or storage. The height in the ground floor showroom is 2.48 m to the underside of the mezzanine / suspended ceiling, and the maximum eaves height is 5.34m with a minimum eaves height of 3.13m.

There are two roller shutter doors to the rear of the unit; the first with a height of 2.73m and a width of 3.35m and the second with a height of 4.57m and width of 4.57m.

There is car parking externally to the front and a secure yard to the rear accessed via a shared lane. The site area extends to 0.119 acres (0.048 hectares) or thereabouts.

There is 3 Phase electrical supply and heating is via a gas boiler with radiators for the office and first floor plus a gas fired hot air blower for the main workshop showroom space.

ACCOMMODATION

In accordance with the RICS Code of Measuring Practice, the property has the following approximate gross internal floor area:-

	Sq M	Sq Ft
Ground Floor	1,114.32	11,995
First Floor	126.29	1,359
Mezzanine	353.99	3,810
	1,594.60	17,164



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TENURE

The suite is available to let by way of a new full repairing and insuring lease for a term of years to be agreed. We understand that there are no service or estates charges payable. The tenant is to pay the building insurance premium.

RENT

£75,000 per annum, exclusive.

USE

The property is suitable for a wide variety of commercial / industrial / showroom / workshop uses (subject to the relevant consents being obtained).

Interested parties are advised to make their own enquiries in relation to planning.

BUSINESS RATES

In accordance with the Valuation Office Agency website, the property has the following designation:

Rateable Value:	£58,000
Rates Payable (2026/2027):	£27,840 (assuming industrial use)
Rates Payable (2026/2027):	£24,940 (assuming retail hospitality or leisure use)

Interested parties are advised to make their own investigations to establish the exact rates payable as a change of use or occupation could necessitate the reassessment.

VAT

All prices are quoted exclusive of VAT (if applicable)

EPC

The property has an energy performance rating of D (78). A copy of the EPC is available on request.

LEGAL FEES

Each party is to be responsible for their own legal fees incurred in this transaction.

VIEWING AND FURTHER INFORMATION

Strictly by appointment only through the sole agent:

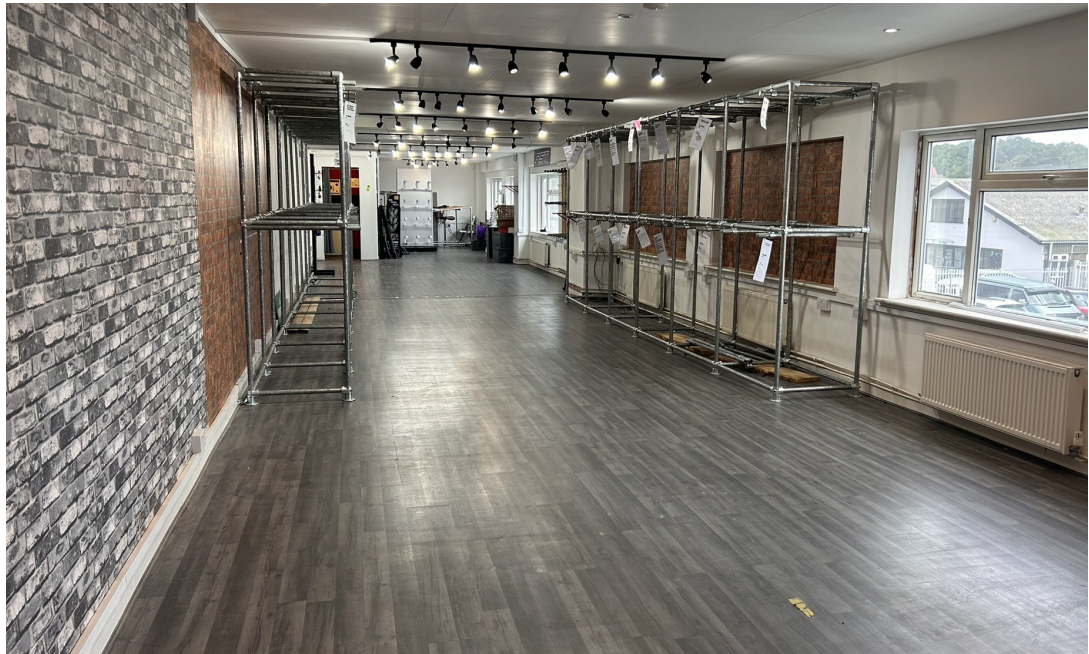
Burston Cook

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SUBJECT TO CONTRACT



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