



## TO LET / MAY SELL



INDUSTRIAL UNIT  
AVAILABLE ON WELL  
ESTABLISHED TRADING  
ESTATE



SIZE (GIA)  
17,164 sq ft  
1,594.60 sq m

£ RENT / PRICE UPON  
APPLICATION



## THE OPPORTUNITY

- Industrial / workshop / showroom unit available for immediate occupation (STP).
- Car parking to the front and secure yard space to the rear.
- Excellent location on well-established industrial estate in Malvern.
- Approximately 17,164 sq ft (1,594.60 sq m) GIA.
- Rent / Price upon application.
- Suitable for a wide range of uses.

## 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 retail 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 2.48m 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 a 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

The property has the following approximate Gross Internal Area in accordance with the RICS Code of Measuring Practice (6<sup>th</sup> edition): -

| AREA         | SQ FT         | SQ M            |
|--------------|---------------|-----------------|
| GROUND FLOOR | 11,995        | 1,114.32        |
| FIRST FLOOR  | 1,359         | 126.29          |
| MEZZANINE    | 3,810         | 353.99          |
| <b>TOTAL</b> | <b>17,164</b> | <b>1,594.60</b> |

## 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.

The freehold interest is also potentially available for sale.



### PRICE / RENT

Upon application.

### PLANNING

All parties are advised to make their own enquiries.

### BUSINESS RATES

In accordance with the [Valuation Office Agency](#) website, the property has the following designation as of April 2026:

Rateable Value: £58,000

Rates Payable: £27,840 (assuming industrial use)

Rates Payable: £24,940 (assuming retail hospitality or leisure use)

*All parties are advised to make their own enquiries.*

### VAT

All prices are 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.

### ANTI-MONEY LAUNDERING

Under the UK Money Laundering Regulations, Burstons Cook are required to undertake the necessary due diligence in relation to Know Your Client (KYC) and financial crime. Purchasers / tenants will be required to provide the relevant information to satisfy our legal obligations.





#### CONTROL OF ASBESTOS AT WORK REGULATIONS 2002

Under the Control of Asbestos at Work Regulations 2012 (CAW Regulations), the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining or repairing it, are required to comply with the regulations. The detection of asbestos and asbestos related compounds is beyond the scope of Burston Cook expertise and accordingly Burston Cook makes no representation as to the presence or otherwise of any asbestos or asbestos related compounds in the property.

#### MISREPRESENTATION ACT 1967

This marketing brochure is for guidance purposes only and does not constitute an offer or contract, and must not be relied on as statements or representations of fact.

#### AI DISCLAIMER

Images may have been digitally enhanced using AI to improve clarity, brightness and colour, however no material changes have been made to the property itself. Prospective occupiers/purchasers should rely on a physical inspection of the property.

#### VIEWING AND FURTHER INFORMATION

Strictly by appointment only through the sole agent:

#### BURSTON COOK

#### SUBJECT TO CONTRACT

**UPDATED SEPTEMBER 2026**



#### CONTACT

**TOM COYTE MRICS**

0117 934 9977

[Tom@burstoncook.co.uk](mailto:Tom@burstoncook.co.uk)



#### WEBSITE

[www.burstoncook.co.uk](http://www.burstoncook.co.uk)



#### ADDRESS

Burston Cook, Lewins House,  
Narrow Lewins Mead, Bristol,  
BS1 2NN