

# Philip Laney & Jolly

**16A Cowleigh Road, Malvern, WR14 1QD**



- **Modern workshop premises**
- **Flexible layout including office, kitchen & toilet facilities**
- **Gas central heating & double glazing**
- **Extending to a total of 707sq ft (66m<sup>2</sup> approx.)**
- **New lease available from May 2011**

**RENTAL £4,350 EXC.**

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## 16A Cowleigh Road, Malvern, WR14 1QD.

While we endeavour to make our letting details accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

**LOCATION:** This modern workshop premises is situated on the Cowleigh Road in an established trading area within Malvern which is approximately 6 miles from Worcester city centre.

**AMENITIES:** There are a wide range of shops in Great Malvern and Malvern Link as well as leisure facilities including the Festival Theatre and Cinema complex, the Splash indoor Swimming Centre, Priory Park, Manor Park Sports Club, Library and Museum. There is a mainline railway station within walking distance of the town centre, which is on the Hereford and Worcester line. Cowleigh Road itself has a number of galleries, antique shops and associated trades located along it.

**DESCRIPTION:** The property offers a flexible workshop and showroom area together with office, kitchen and toilet facilities. Also benefits from gas central heating and double glazing.

**DIMENSIONS: (All measurements stated are to the nearest 3 inches and converted to metric)**

**WORKSHOP / SHOWROOM TOTAL AREA 27' 1" x 22' 1" (8.26 x 6.73m)**

**OFFICE 9' 2" x 4' 11" (2.79 x 1.5 m)**

**PROPERTY ALSO BENEFITS FROM KITCHEN & TOILET FACILITIES**

**RATEABLE VALUE:** £4,350

**RENT:** £4,350 PER ANNUM EXCLUSIVE

**SERVICES:** Mains Electricity, Water and Drainage were laid on to the property and connected at the time of our inspection. The tenant will be responsible for payment of electricity, business rates and water bills.

**TENURE:** A new lease will be granted for a maximum of 3 years. The tenant will be responsible for the internal and external repair of the premises. The incoming tenant will be responsible for half of the landlords' reasonable legal costs in preparation of the lease.

**VIEWING:** Strictly by arrangement with the Agents. Please ring us to make an appointment. We are open from 9 am to 5.30 pm Monday to Friday and Saturdays 9 am to 4 pm.

**DIRECTIONAL NOTE:** From Great Malvern proceed out of town along the Worcester Road in the direction of Worcester. As you approach Link Top turn immediate left onto North Malvern Road then next right into Cowleigh Road. The property is located on the right hand side and is indicated by one of our To Let boards.



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