

# Philip Laney & Jolly

**219 - 221 Worcester Road, Malvern Link, WR14 1SU**



- Office suite with main road frontage
- Extending to 134 sq m (1,444sq ft) approximately
- Well situated in the centre of Malvern Link
- Allocated parking to rear
- New lease
- Available now

**RENT: £14,750 p.a. EXCLUSIVE**

21 Worcester Road Great Malvern Worcestershire WR14 4QY  
[www.philiplaneyjolly.co.uk](http://www.philiplaneyjolly.co.uk) 01684 575100

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.

## **219 - 221 Worcester Road, Malvern Link, WR14 1SU**

**LOCATION:** The offices are situated on the ground floor of a three storey building located in the centre of Malvern Link. Opposite the Post Office, HSBC and Lloyds TSB and adjacent to Colston Bakeries. Great Malvern is approximately 1 mile away, the centre of the City of Worcester about 7 miles, and M5 Junction 7 approximately 8 miles distant.

**AMENITIES:** There are a wide range of shops and services in Malvern Link and Great Malvern as well as numerous leisure facilities. Enigma Business Park which is occupied by numerous high tech and professional service industries is within a mile of Malvern Link. For visiting clients Malvern Spa and Cotford Hotel are located nearby and there is a mainline railway station within walking distance of the offices.

**ACCOMMODATION: (All measurements approximate)**

**NOTE: The suite is currently divided into several rooms.**

**INTERNAL FRONTAGE: 11.19 m (37 ft)**

**OPEN PLAN AREA: 85.26 sq m (918 sq ft)**

**ROOM 1: 5.70 sq m (61 sq ft)**

**ROOM 2: 15.64 sq m (168sq ft)**

**ROOM 3: 11.42 sq m (123 sq ft)**

**WALK IN SAFE: 12.06 sq m (130sq ft)**

**KITCHEN: 4.10 sq m (44 sq ft)**

**TOILETS:**

The Ladies & Gents toilets are located at the rear.

**OUTSIDE:**

Rear door leads to a small private yard with pedestrian access to private car park for approximately 6 vehicles.

**RATEABLE VALUE: £13,750 Malvern Hills District Council**

**RATE PAYABLE: (2008/2009): £6,352**

**SERVICES:** We understand that mains services are available at the property namely Electricity, Water, Gas and Drainage. The tenant will be responsible for payment of utility bills, council tax and water bills.

**LEASE:** A new lease will be granted for a minimum of 3 years and over. The incoming tenant will be responsible for 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 9am to 5.30pm Monday to Friday and 9am to 4pm on Saturdays.

