

Philip Laney & Jolly

Office/Conference Suite, Off Worcester Road, Malvern, WR14 4QS



- **Office/Conference suite**
- **Extending to 141 sq metres approx (1,518 sq ft).**
- **Conveniently located**
- **Parking available**
- **Flexible terms**
- **Available now**

RENT: OFFERS.

21 Worcester Road Great Malvern Worcestershire WR14 4QY

www.philiplaneyjolly.co.uk

01684 575100

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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 office / conference facility is located off the Worcester Road at the rear of the former Foley Arms Hotel adjacent to Edith Walk. Ideally located within walking distance of the main shopping and banking area of Great Malvern. Worcester City centre lies approximately 5 miles to the North and Junction 7 of the M5 is 6 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 2 miles of Greta Malvern. 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.

Front door leads to:-

KITCHEN: 14.01 sq m (150 sq ft)

ROOM 1: 12.18 sq m (131 sq ft)

ROOM 2: 18.05 sq m (194sq ft)

ROOM 2 BATHROOM: 6.32 sq m (68 sq ft)

ROOM 3: 32.16 sq m (346 sq ft)

TOILETS:

There is a separate WC and pedestal sink in the ground floor corridor. In Room 1 there is a shower room with WC and pedestal sink.

Stairs lead down to lower ground level:-

ROOM 4: 58.13 sq m (626 sq ft)

OUTSIDE:

Rear door leads to small private grounds with pedestrian access to private car park for approximately 4 vehicles.

RATEABLE VALUE: TBC Malvern Hills District Council

RATE PAYABLE: TBC

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 maximum initial 12 month period. 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.

