



# FOR SALE/ TO LET

NEW BUSINESS UNITS  
MALVERN BUSINESS CENTRE  
ENIGMA BUSINESS PARK  
MALVERN



**From 149 – 884.4 sq.m. (1,600 – 9,520sq.ft.)**

(Approx. Gross Internal Area )

- Prominent location on established Enigma Business Park and close to Malvern Science and Retail Parks
- Suitable for trade counter use
- Incentives available
- Rent to Buy



**INTRODUCTION:**

Following on from the success of Enigma Park, which has generally provided accommodation for larger companies, Malvern Business Centre is targeted at companies seeking smaller, more flexible accommodation. With the ability to combine the units to provide up to 9,520 sq ft as one unit.

**LOCATION:**

Malvern Business Centre fronts Betony Road on the established Enigma Business Park with adjacent occupiers, including Aero Systems and Malvern Instruments. At the heart of an excellent communication network, the A449 and A440 provide direct access to Junction 7 of the M5 motorway, and access is also easily gained to junction 1 of the M50.

The Malvern urban area benefits from a population of approximately 30,000 with a thriving business community, with a main line station on the Hereford to Paddington and Hereford to Birmingham Intercity lines.

**SPECIFICATION:**

- Elevations: Part brick. Part profile steel cladding
- Doors: large electrically operated panel doors
- Tarmac and pavior car parking area
- Mezzanine floors designed to be modified to be used as offices to front of Units
- Reinforced concrete ground floors
- 6.35 m clear eaves height
- Good natural daylight
- Full height glazed panels to front of each unit

**TENURE:**

For sale: Freehold see attached sheet.  
To let: Flexible lease terms, for rents see attached sheet.

**PLANNING:**

Occupiers should consult Malvern Hill District Council, planning department to confirm the acceptability of a proposed use.

**SERVICES:**

- Three phase electricity
- Mains drainage
- Metered water
- Mains gas

**VAT:**

All prices quoted are exclusive of VAT, which may be chargeable.



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Not to Scale, For Identification Purposes Only. Boundaries Marked Are Approximate.

**VIEWING:**

Strictly via sole agents:

**Harris Lamb**  
**Lance Turner**  
Tel: 01905 22666  
Ref: W538  
Subject To Contract

Date: Nov 2009

