



## Unit 1 Quality House, Spring Lane North, Malvern, Worcestershire, WR14 1BU

Newly refurbished office and showroom space in a thriving commercial location (415 SQ FT) located in the heart of Malvern's thriving commercial sector. With off-road parking, Kitchen & staff room facility's, double glazing throughout, gas central heating.

[www.platinum-property.co.uk](http://www.platinum-property.co.uk)

£550 pcm

PLATINUM PROPERTY AGENTS , Malvern, WR14 1AA

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## Property Location

Malvern Link was the key site of the Romano-British pottery industry that produced Severn Valley Ware and is separated from Great Malvern by the Link Common protected by the Malvern Hills Conservators. Malvern Link is an established residential location and is home to the renowned Morgan Motor Company manufacturer of luxury sports cars and Chance Brothers the remaining factory of what was once the largest manufacturer of glassware in the UK. It has excellent bus, rail and road networking with a railway station conveniently situated on the Worcester Road the A449, which continues through the Link and its numerous facilities and local businesses to the Malvern Retail Park and directly into Worcester City Centre some eight miles to the east connecting to the M5 motorway network. Park Close is in walking distance of Victoria Park, the Co-operative supermarket, several independent shops, hairdressers, Lidl, Post Office and near to two petrol stations. DIRECTIONS: From our offices on the Richmond Road side, head straight over the traffic lights onto Pickersleigh Avenue continue along the road for approximately 100m turning left into Spring lane. at the junction keep right to stay on Spring Lane and take the turning on your left hand side into Spring Lane North where the property can be found on your left hand side.

## Property Details

Spring Lane industrial park which is the main industrial warehousing area of Malvern, located on the north eastern outskirts of the town and so providing easy access to the A449 leading to Worcester, approximately 7 miles distant, and Junction 7 of the M5 motorway which is approximately 10 miles distant. The town of Malvern is a popular and established destination with the well known Malvern Hills and benefits from a mixed local employment base, with local nearby businesses including Howdens, Fleet, B & Q and J Mart. The Malvern urban area has a population of approximately 40,000, with a thriving business community and two mainline stations running services on the Hereford to Paddington and Hereford to Birmingham railway lines.

DIMENSIONS Showroom/ Office: W: 20.00 L: 14.08

Kitchen/ staffroom: W: 14.06 L: 7.00

W/C: W: TBC L: TBC

SERVICES We have been advised that mains electricity, gas, water and drainage is available. This information has not been checked with the respective service providers and interested parties may wish to make their own enquiries with the relevant authorities. No statement relating to services or appliances should be taken to infer that such items are in satisfactory working order and intending occupiers are advised to satisfy themselves where necessary.

B1 Business - Offices (other than those that fall within A2), research and development of products and processes, light industry appropriate in a residential area.

## Important Information

|                         |  |
|-------------------------|--|
| Rent                    | £550 pcm   |
| Deposit                 | £1,650   |
| Council Tax Band        | N/A  |
| Furnished               | Unfurnished  |
| Expected available date | Now.   |
| Pets                    | Please note that the criteria regarding pet(s) will vary depending upon the type and size of pet(s) together with our landlord's preferences. It is important that you check with us that your pet would be acceptable prior to making an application. |

### **Securing the Property**

Having found the property you are looking for, the next step is to make an application. On receipt of the application fee we will forward to you our application form via e-mail requesting the information we require to verify your suitability for the property. Our checks include verification of your identity, previous credit history, landlord and employment referencing together with an affordability assessment. Should you anticipate any issues please highlight these with us in advance to avoid losing your application fee and also to allow us to advise you whether your situation is likely to be accepted by our Landlord.

ON RECEIPT OF YOUR APPLICATION FEE THE PROPERTY WILL NOT BE OFFERED TO ANYONE ELSE HOWEVER SHOULD YOUR APPLICATION FAIL YOUR FEE WILL NOT BE REFUNDED AND THE PROPERTY WILL THEN BE REMARKETED.

### **Successful Applications**

The deposit is payable on confirmation that your application has been successful and the first month's rent is payable before moving in. All funds must be cleared prior to moving in therefore please allow 5 business days for payments by cheque. Please ask for our client account number and sort code to make online payments or discuss other payment options.

### **Deposits**

The majority of our deposits are held independently by the Deposit Protection Service and are supported by a detailed inventory.

### **Tenancy Agreements**

Initially we usually offer 6 months assured shorthold tenancy which can be renewed for a further 6 or 12 months with the agreement of the Landlord.

### **Tenant's Insurance**

At Platinum we would recommend for your protection you obtain Contents Insurance and Accident and Sickness Rent payment cover. Following application we can introduce you to a suitable professional via Platinum Property Finance to obtain a competitive quotation.

**Please contact your local office for further information regarding this property.**



TOTAL APPROX. FLOOR AREA 415 SQ.FT. (38.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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