

COMMERCIAL

UNIT 3

WELLS BUSINESS CENTRE

MALVERN WELLS

MALVERN

WORCESTERSHIRE

Pughs

ESTATE AGENTS & VALUERS

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- Commercial Unit 1,513 sqft
- May Split
- Private Business Park
- Lease terms negotiable
- Energy Rating 'D'
- Available November 2019

£18,000 Per annum

Energy Performance Certificate

Non-Domestic Building



UNIT 3
157, Wells Road
MALVERN
WR14 4HA

Certificate Reference Number:
0096-9642-3030-9300-6333

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at www.gov.uk/government/collections/energy-performance-certificates.

Energy Performance Asset Rating

More energy efficient

A+

Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

◀ 82

This is how energy efficient the building is.

E 101-125

F 126-150

G Over 150

Less energy efficient

Technical Information

Main heating fuel:	Grid Supplied Electricity
Building environment:	Heating and Natural Ventilation
Total useful floor area (m ²):	129
Assessment Level:	3
Building emission rate (kgCO ₂ /m ² per year):	88.69
Primary energy use (kWh/m ² per year):	524.64

Benchmarks

Buildings similar to this one could have ratings as follows:

29

If newly built

85

If typical of the existing stock

Unit 3, Wells Business Centre, Malvern Wells, Malvern, Worcestershire, WR14 4HA

A well situated B1 business unit currently utilised as a kitchen and bathroom display and retail premises suitable for a light industry business workshop or offices with off road parking spaces, useful kitchenette and W.C.

UNIT 3B

Approximately 28.16 sqm (303 sqft)

Available as a separate unit if desired. Various electrical points, aluminium door, linking door to Unit 3a

KITCHENETTE

Single stainless steel sink and drainer with mixer up over tap, space and plumbing for appliances.

W.C

With top flush W.C and basin, extractor fan, tiled floor.

UNIT 3A

Approximately 112.4 sqm (1,210 sqft)

Aluminium access door, predominantly open plan with segregated working areas. Office area with upvc windows and panel heaters. further kitchenette and WC to rear.

OUTSIDE

5 parking spaces and further communal parking.

SERVICES

We understand from the letter that mains water, drainage and single phase electricity are connected to the property. Telephone connected subject to BT regulations.

RENT

Rental offers based on £18,000 plus VAT per annum for the whole (may split) invited for the property plus service charges. Rent to be exclusive of business rates and all utility charges.

TENURE

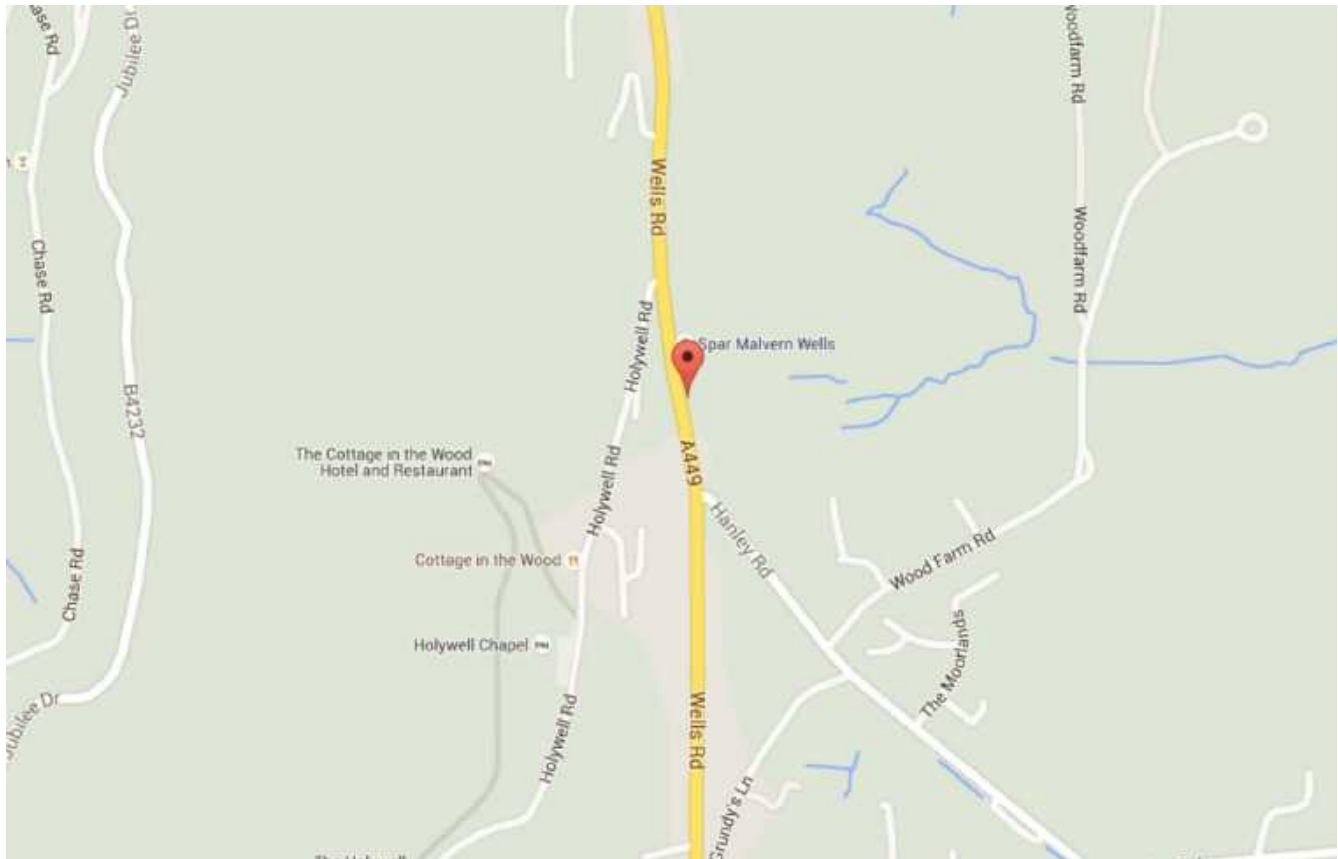
The property is to be held under a business lease subject to negotiation with the Lessor. A longer term might be permitted subject to approval. The eventual lease is to be contracted out of the security of tenure provisions of the Landlord and Tenant Act 1954.

BUSINESS RATES

Rateable value £11,692. Small business rates release may be available (Malvern Hills District Council 01684 862151).

Pughs

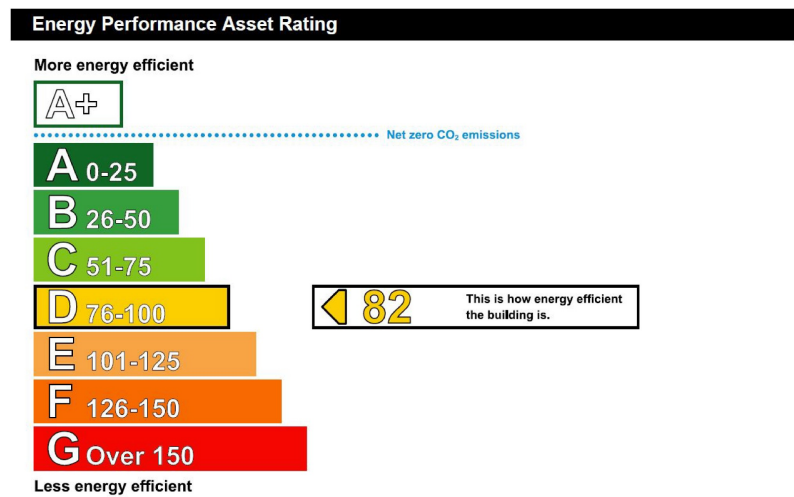
LOCATION MAP



DIRECTIONS

From Great Malvern Town Centre proceed along the A449 towards Ledbury. Pass through Peachfield Common and upon entering Malvern Wells turn left immediately after the McColls Convenience Store. The property can then be found first on the left hand side. Parking adjacent.

ENERGY PERFORMANCE CERTIFICATE



For clarification we wish to inform prospective purchasers that we have prepared these sale particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are any important matters, which are likely to affect your decision to buy, please contact us before viewing the property.

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