

SPACE TO LET - ALL ENQUIRIES



Malvern Library

Graham Road, Great Malvern, WR12 2HU

TO LET— SPACE WITHIN MALVERN LIBRARY



Malvern, Graham Road, Worcestershire

WR12 2HU



Space available in two storey library building situated near Great Malvern town centre.

- 2 storey library with café space currently located on the lower ground floor.
- Within walking distance of the town centre.
- Seeking enquiries for a range of uses
- Grade 2 listed building set in attractive grounds
- Good public transport links



Tess Vincent 07734 777 422



Tess.Vincent@placepartnership.co.uk



Placepro House
Unit 6 Berkeley Business Park
Wainwright Road
Worcester
WR4 9FA



www.placepartnership.co.uk



LOCATION

The library is situated in Great Malvern with extensive views of the Malvern Hills.

It stands in its own grounds in a prime location, within easy reach of shops, services and other amenities.

The site is a short walk away from the town centre and has excellent transport infrastructure located nearby with Great Malvern train station less than 1 mile away, regular buses provided to various destinations across the region and the A449 linking up to Worcester and the M5.

DESCRIPTION

The original Edwardian library building was extended and re-furnished in 2006 and now offers a light contemporary space providing the community with a one-stop-shop for a wide range of local services.

The building has disabled car parking available to blue badge holders to the west of the site, accessed from Como Road.

The Grade 2 listed building is largely open plan consisting of a number of small partitioned rooms on both the ground and lower ground floor.



ACCOMMODATION

Area to let: an existing area of approx. 850 sq ft is available at lower-ground level, although requests to let larger spaces will be considered.

OPPORTUNITY

The Council is looking to let a section of the library to a suitable tenant. The new occupier would benefit from the footfall of the thousands of members of the public that use the library every year.

VIEWINGS

By prior arrangement with Place Partnership only.

SERVICE CHARGE

A charge may be payable subject to the size and location of area leased.

