

TO LET — Industrial Unit with Mezzanine Floor

BK Bruton Knowles

est. 1862

Unit 7, Foley Trading Estate, Hereford, HR1 2SF



- 2,579 Sq. Ft across ground and first floor
- Dedicated parking
- Established trading estate

TO LET – Industrial Unit

Unit 7, Foley Trading Estate, Hereford, HR1 2SF

LOCATION

Hereford is an attractive city, situated approximately 50 miles south-west of Birmingham and 25 miles north-west of Gloucester. The A438 provides access to Hereford town centre through to Ledbury, shortly connecting to the M50. Hereford Rail Station provides regular services to Cardiff, Birmingham New Street and Manchester Piccadilly. Unit 7 lies off Eign Mill Road, just off the A438, and is surrounded by a number of local traders.

DESCRIPTION

Unit 7 provides 1,706 sq. ft of open plan ground floor accommodation, with a further 873 sq. ft high quality office accommodation and meeting rooms on first floor mezzanine. The unit provides a spacious industrial/warehouse facility suitable for a variety of business uses. The open plan layout provides scope for flexible operational setups including storage, distribution, or light manufacturing alongside office.

The unit is completely self-contained and provides WC and kitchen facilities alongside

roller shutter door as well as passenger entry door.

EPC

C-62

ACCOMMODATION (NIA)

AREA	SQ M	SQ FT
Ground Floor	158.47	1,706
First Floor	81.13	873
Total	239.6	2,579

RATES

We understand the Rateable Values as at 1st April 2023 to be;

Workshop and Premises - £13,000

We do however recommend that any interested party make their own enquiries with the Valuation Office Agency at;

<https://www.gov.uk/correct-your-business-rates>

LEGAL COSTS

Each party is to be responsible for their own legal and professional costs relating to this matter.

TERM

The property is available by way of a new fully repairing and insuring lease for a term of years to be agreed.

RENT

£19,500 per annum exclusive.

VAT

The premises is not elected for VAT.

VIEWING

By appointment only with the letting agent Bruton Knowles. Please contact:

Phoebe Harmer BSc (Hons) –
phoebe.harmer@brutonknowles.co.uk

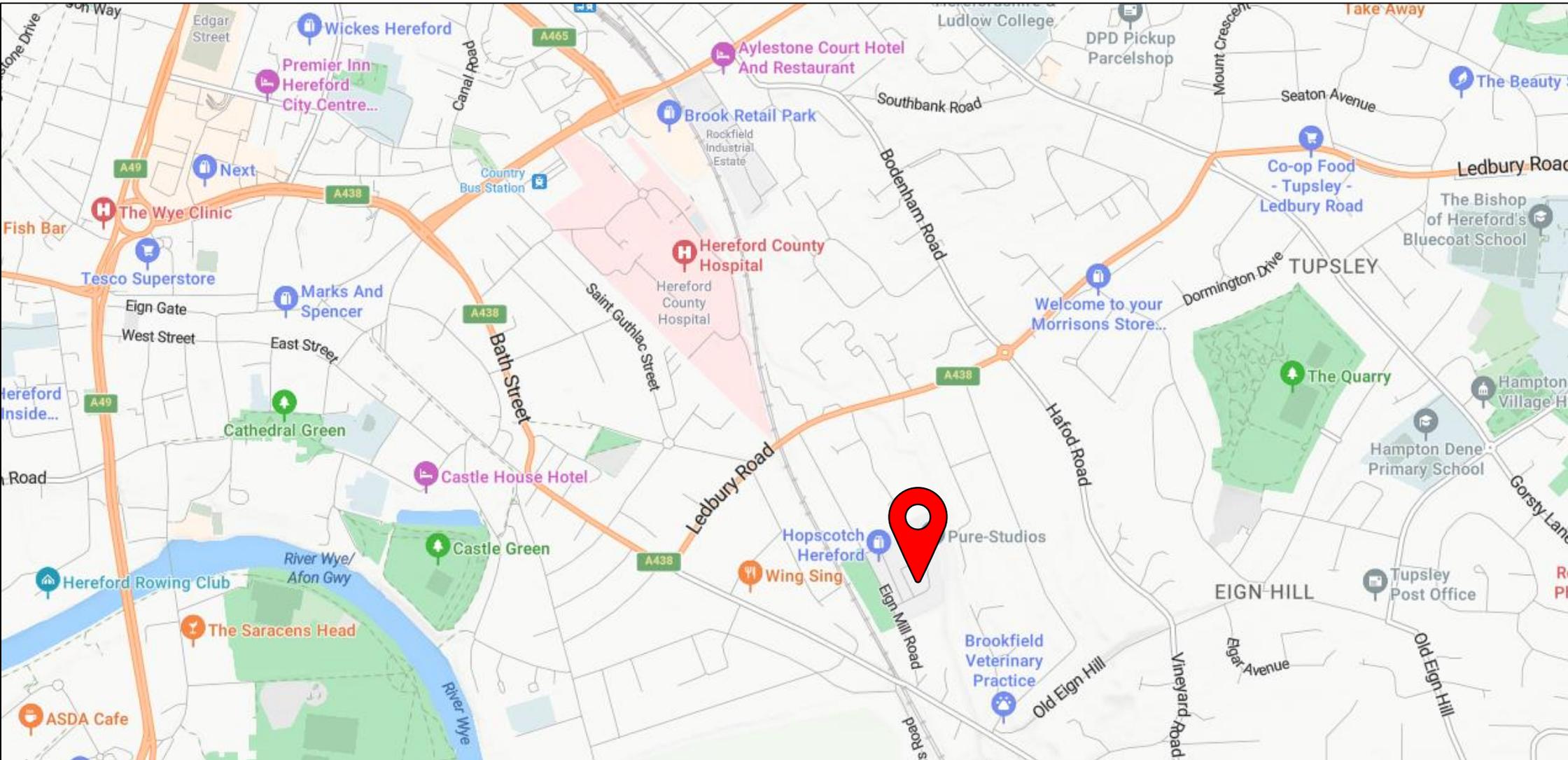
Dorian Wragg MRICS RPR FNARA –
Dorian.wragg@brutonknowles.co.uk





TO LET – Industrial Unit

Unit 7, Foley Trading Estate, Hereford, HR1 2SF



Bruton Knowles, Olympus House, Olympus Park,
Quedgeley, Gloucester GL2 4NF
01452 880000

Dorian Wragg MRICS RPR FNARA
01452 880000
dorian.wragg@brutonknowles.co.uk

Phoebe Harmer
01452 880000
Phoebe.harmer@brutonknowles.co.uk