



OFFICES 3 & 4 SIGERIC BUSINESS PARK, HOLME LACY ROAD, HEREFORD, HR2 6BQ

TO LET – OFFICES AND STORES

Rent From £7,500 pa

EPC Rating 'D'

- Offices - 139 sq m (1,500 sq ft); Storage - 50 sq m (535 sq ft)
- Further Offices and Stores Available ext to 120 sq m (1,300 sq ft)
- Extensive Parking; Premises to be totally Refurbished
- Prominent Business Park on Roadside Location in Rotherwas

Chartered Surveyors and Commercial Property Agents

jonathan 
preece

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Trenchard House, Edde Cross Street, Ross-On-Wye, Herefordshire, HR9 7BZ

LOCATION

The premises form part of Sigeric Business Park, located in a prominent roadside location on Rotherwas which is an established commercial, industrial and warehousing area on the outskirts of the City of Hereford.

Hereford is a thriving Cathedral City situated approximately one hours drive from Birmingham, Bristol and Cardiff with London being approximately 3 hours' drive away. Nearby occupiers include Kemble Care, Belmont Farm & Equine Vets, Fabrication Company

ACCOMMODATION

The premises which are double glazed, can be totally refurbished to include air conditioning. Ample Parking.

The accommodation totals approximately 23.79 sq m (2,211 sq ft) and comprises:

Entrance Lobby

Office 1 - 12.1 sq m (130 sq ft)

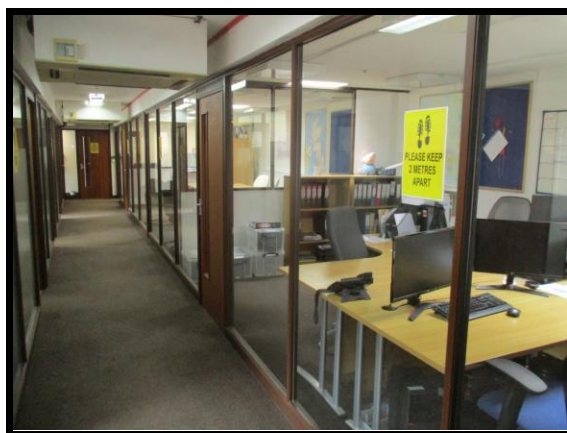
Store - 8.0m x 8.3m = 66.4 sq m (714 sq ft) max

Large Open Plan Office Area - 127 sq m (1,367 sq ft) which has been sub-divided to form:

Kitchenette and Six Offices

Ladies & Gents WC's

Further area totalling 120 sq m (1,300 sq ft) is also available if required as offices



RENT The rent will be based on £5 per sq ft for the offices as they stand and £8 per sq ft fully refurbished. The rent is payable quarterly in advance by standing order.

TERMS A new lease on full repairing terms with tenant responsible for keeping the property in the condition found at commencement of the term. The length of the lease will be for a minimum of 3 years.

BUILDINGS INSURANCE This will be paid by the Landlord and re-charged to the tenant. The current annual premium is £370 + VAT.

SERVICE CHARGE The repair and maintenance of the external grounds will be re-charged to the tenant via a service charge which is to be assessed.

BUSINESS RATES Rateable Value: To be assessed

SERVICES Mains water, drainage and electricity are connected.

N.B. None of the appliances or services have been tested in the property and interested parties should satisfy themselves as to their suitability and safety.

LEGAL COSTS Each party to meet their own legal fees

VIEWINGS By prior appointment with the Sole Letting Agents, Jonathan D Preece, Surveyors & Commercial Agents 01989 768555

Services, Fixtures, Equipment, Buildings & Land - none of these have been tested by Jonathan D Preece Ltd. Any interested party will need to satisfy themselves as to the type, condition and suitability for purpose.

MISPRESENTATION ACT

These particulars are prepared with care, but are not guaranteed and do not constitute, or constitute part of, an offer or contract. Intending purchasers must satisfy themselves of these particulars' accuracy by inspection or otherwise, since neither the vendor, nor Jonathan D Preece Ltd shall be responsible for statements or representations made. The Vendor does not make or give, and neither Jonathan D Preece Ltd nor any person in their employment has any authority to make or give any representation or warranty in relation to this property.

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements