



## SUITE 2 KEMBLE HOUSE, 36/39 BROAD ST, HEREFORD, HR4 9AR

**TO LET – LICENSED OFFICES**

**Rent £6,500 + VAT pa**

**EPC Rating 'C'**

- \* Third Floor Modern Furnished Office Suite 43 sq m (460 sq ft)
- \* Lift Access, Perimeter Trunking, Carpeting, Heating, Meeting room with air con
- \* Parking Available to Rear of Property
- \* Situated in the Commercial Centre of the City close to Green Dragon Hotel

**Chartered Surveyors and Commercial Property Agents**

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**jonathan**   
preece

## LOCATION

Hereford is a thriving Cathedral City situated approximately one hours drive from Birmingham, Bristol and Cardiff with London being approximately 3 hours' drive away.

The offices are situated in Broad Street, a very central location in the City of Hereford amongst national retailers, restaurants and offices with the nearby Grade II Green Dragon Hotel having recently undergone a major restoration project.

## ACCOMMODATION

The third floor accommodation is divided into four separate office suites which are accessed directly off Broad Street, via an intercom system which leads to the communal hallway with lift, stairs etc.

Suite 2 which is attractively fitted to include an air conditioned meeting room benefits from basic furnishings, carpeting, perimeter trunking, electric heating and a sink and tea point. Shared WC facilities. Floor area is 43 sq m (460 sq ft)

## 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.

## TERMS

Minimum term one year on a License.

License Fee £6,500 + VAT per annum payable quarterly in advance to include service charge and buildings insurance.

A deposit of one quarters' rent £1,625 plus VAT will be required as a deposit to secure the office

## RATES

Rateable Value £4,350. Small business rate relief may be available.

## LEGAL COSTS

Each party to meet their own legal fees

## VIEWINGS

Strictly by prior appointment with the Sole Letting Agents, Jonathan Preece, Surveyors & Commercial Agents 01989 768555

## PARKING

A parking space may be available at £500 per annum.



Services, Fixtures, Equipment, Buildings & Land - none of these have been tested by Jonathan 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 Preece Ltd shall be responsible for statements or representations made. The Vendor does not make or give, and neither Jonathan Preece Ltd nor any person in their employment has any authority to make or give any representation or warranty in relation to this property.

We would strongly advise anyone wishing to view this property to contact us first, particularly if travelling any distance, to confirm availability and to discuss any material facts relating to it which are of importance to them and we will endeavour to verify such information.

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