



FIRST FLOOR OFFICES, KEMBLE HOUSE, 36-39 BROAD STREET, HEREFORD, HR4 9AR

TO LET – OFFICE SUITE

Rent £16,100 pa

EPC Rating 'C'

- Modern open plan office on first floor extending to 1,339sq ft approx.
- Double glazed and air-conditioning, extensive perimeter trunking, lift access
- Two car parking spaces
- Excellent location in busy commercial area of the city centre

Chartered Surveyors and Commercial Property Agents

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6 High Street, Ross-On-Wye, Herefordshire, HR9 5HL

jackson 
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 the heart of the commercial district, on the main route leading from High Town to the Cathedral. Nearby occupiers include banks, solicitors, accountants, surveyors, restaurants and independent retailers.

ACCOMMODATION

The accommodation is situated on the first floor and extends to approximately 1,339sq ft. The offices are open plan and include a partitioned office and kitchen area. They could be further sub-divided if required and benefit from extensive perimeter trunking for data and power, air conditioning, excellent natural light, double glazing and burglar alarm. Shared wc facilities. Two parking spaces within rear car park.

SERVICES

Mains water, gas, drainage and electricity are connected. Gas fired central heating.

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

A new lease is available on internal repairing terms with the tenant responsible for the interior of the office with the length of the lease and other terms to be agreed by negotiation.

RENTAL

£16,100 per annum plus VAT, payable quarterly in advance.

RATES

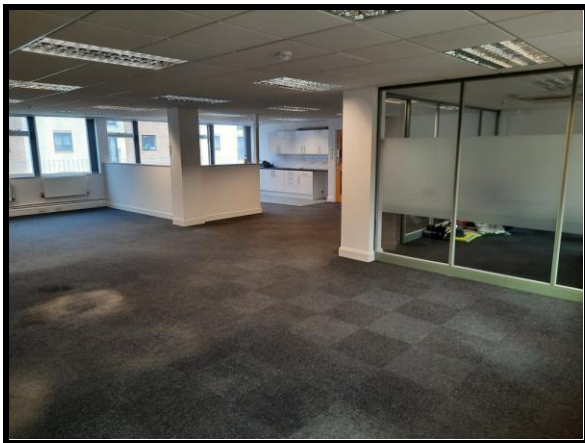
Rateable value £14,750. You should confirm the rates payable with Herefordshire Council.

LEGAL COSTS

The in-going tenant is to be responsible for the Landlord's reasonable legal fees involved in the transaction.

VIEWINGS

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



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

MISREPRESENTATION 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 Jackson Preece Ltd shall be responsible for statements or representations made. The Vendor does not make or give, and neither Jackson 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.