



**SUITE 2, FIRST FLOOR KEMBLE HOUSE, 36-39 BROAD STREET,
HEREFORD, HR4 9AR**

TO LET – OFFICE SUITE

RENT £17,650 PA

EPC Rating 'TBC'

- * Modern open plan office on first floor
- * Extending to 1,470sq ft approx.
- * Double glazed and air-conditioning, extensive perimeter trunking, lift access.
- * Excellent location in busy commercial area of the city centre.

Chartered Surveyors and Commercial Property Agents

Web: www.jdpsurveyors.co.uk

Email: enquiries@jdpsurveyors.co.uk

Tel: 01989 768555

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 1,470sq ft. The offices overlook Broad Street and comprise a main open plan office and a separate kitchen. They could be 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, 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 Internal Repairing lease is available for a negotiable term of years. A service charge is levied to cover the upkeep and maintenance of the common parts of the building and building insurance. Further details available from the marketing agents.

RENT

£17,650 per annum plus VAT, payable quarterly in advance.

VAT

All prices are quoted exclusive of VAT

RATES

Interested parties advised to make their own enquiries regards Business Rates.

LEGAL COSTS

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

PARKING

Two parking spaces within rear car park.

VIEWINGS

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

