



THIRD FLOOR FRONT OFFICES, BROADWAY HOUSE, 32-35 BROAD STREET, HEREFORD, HR4 9AR

TO LET – OFFICE SUITE

Rent £25,000pa + VAT

EPC Rating 'C'

- Modern third floor offices 1,929sq ft (179sq m) GIA.
- Well appointed open plan and partitioned offices with lift access.
- City centre location overlooking Hereford Cathedral.
- Nearby occupiers include banks, solicitors, accountants, restaurants.

Chartered Surveyors and Commercial Property Agents

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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 Broad Street, a very central location in the City neighbouring Hereford Library, Art Gallery and Museum, and close to the Cathedral Close. Other occupiers in the building include Handelsbanken, Thomas Carroll insurance brokers, Haines Watts accountants, T A Matthews solicitors, and Boulton Brooks real estate.

DESCRIPTION

The premises were previously part of a larger office suite and comprise reception, 3 glazed partitioned offices, meeting room, further offices, toilets and kitchen. The premises benefit from lift access, double glazing, air conditioning, suspended ceilings, perimeter trunking and carpeting. Parking spaces are included.

ACCOMMODATION

Approximately 1,929sq ft (179sq m) GIA. Further office accommodation within the building is also available.

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.

RENT £25,000 + VAT per annum payable quarterly in advance. A service charge of approximately £2.50/sq ft +VAT is payable quarterly.

TERMS By negotiation.

RATES To be assessed.

LEGAL COSTS Each party to meet their own legal costs.

VIEWINGS Strictly by prior appointment with the Agents Jackson Preece Surveyors and Commercial Agents 01989 768555.
Joint Agents: Sunderlands (James Dillon) 01432 276202



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.

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 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.

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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 and 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