



**SUITE 4, PENN HOUSE, 9-10 BROAD STREET,
HEREFORD, HR4 9AP**

OFFICE SUITE

£13,500 + VAT pa

EPC Rating 'G'

- First Floor Modern Offices extending to 109 sq m (1175 sq ft) approx
- Lift to all Floors, Fully DDA Compliant, Telecom & Data Trunking, & Intercom Security
- Parking Spaces to Rear Available by Separate Negotiation
- Prominent Building Accessed from Broad Street in Centre of Hereford

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 offices are accessed directly from Broad Street which is a busy retailing/commercial street in the City of Hereford with nearby occupiers including The Green Dragon Hotel, Chave & Jackson, Barclays Bank, Handelsbanken and restaurants. Broad Street is the main thoroughfare leading to the City's ancient Cathedral.

ACCOMMODATION

The prominent office building was completely refurbished just over ten years ago and comprises office suites all benefitting from:

- * Full DDA compliancy
- * Lift access to all floors
- * Perimeter Data and Trunking
- * Suspended ceilings with LED downlighters
- * Electric convection heating
- * Comfort cooling
- * Keypad and Intercom Security

Suite 4 is on the first floor and extends to a total floor area of 109 sq m (1,175 sq ft) having been partially sub-divided to create the general office and three private offices with the following dimensions:

Office 1 - 3.4m x 5.0m

Office 2 - 3.7m x 2.9m

Office 3 - 3.6m x 3.4m

Kitchenette & Shared WC facilities

Basement Storage available by negotiation



PARKING Parking spaces available, subject to availability, at £62.50 + VAT pcm

SERVICES Mains electricity, water and drainage are connected to the offices.

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 £13,500 plus VAT per annum payable quarterly in advance by standing order

TERMS A new internal repairing lease with the term to be by negotiation.

SERVICE CHARGE A service charge be payable of £1,000 + VAT per quarter as a contribution towards the maintenance, repair and insurance of the building and common parts.

RATES Rateable Value £12,000. Rates payable 2018/19 - £5,760.00.

Small business rate relief may be available and all interested parties should contact Herefordshire Council

LEGAL COSTS Tenant is responsible for the Landlord's reasonable legal fees.

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

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.

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