



SUITE 4 KEMBLE HOUSE, 36-39 BROAD STREET, HEREFORD, HR4 9AR

TO LET – LICENSED OFFICES

£6,500 + VAT pa

EPC Rating 'TBC'

- Third Floor Modern Office Suite – 440 sq ft (40.8 sq m)
- Lift Access, Perimeter Trunking, Carpeting, Electric Heating & Kitchenette
- Flexible Terms Available; Parking Space available separately
- Excellent Location in Broad Street in Centre of City

Chartered Surveyors and Commercial Property Agents

Web: www.jdpsurveyors.co.uk

Email: enquiries@jdpsurveyors.co.uk

Tel: 01989 768555

Trenchard House, Edde Cross Street, Ross-On-Wye, Herefordshire, HR9 7BZ

jonathan 
preece

Suite 4, Third Floor, Kemble House, 36-39 Broad Street, Hereford, HR4 9AR

LOCATION

Hereford is a thriving Cathedral City situated just over an 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. The nearby Grade II Green Dragon Hotel is to undergo an exciting restoration programme due to commence in the winter of 2018.



Typical Internal Shots of Similar Suites

ACCOMMODATION

The third-floor accommodation is divided into four separate office suites.

Suite 4 benefits from basic furnishing, carpeting, perimeter trunking, electric heating and a sink and tea point. Shared WC facilities. The suite is situated on the third floor, but benefits from lift access.

Suite 4 - Floor area is 42.7 sq m (460 sq ft)

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

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.

LICENSE FEE £6,500 + VAT per annum payable quarterly in advance by standing order.

TERMS

The offices will be let for a minimum of 12 months on a licence basis which can be terminated on the giving of three months' notice. One quarter's rental will be required as a deposit to secure. Minimum term one year.

RATES Rateable Value £4,350. Rates payable 2018/19 £2,105.

Small business rate relief may be available. All parties should contact Herefordshire Council on 01432 260000 for further details.

VIEWINGS

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

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 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.

Notes:
 1. THIS DRAWING IS THE PROPERTY OF ANDREW BAKER ASSOCIATES. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON.

Rev	Date	Description
1	11/11/14	ISSUED FOR PERMIT
2	11/11/14	ISSUED FOR PERMIT
3	11/11/14	ISSUED FOR PERMIT
4	11/11/14	ISSUED FOR PERMIT
5	11/11/14	ISSUED FOR PERMIT
6	11/11/14	ISSUED FOR PERMIT
7	11/11/14	ISSUED FOR PERMIT
8	11/11/14	ISSUED FOR PERMIT
9	11/11/14	ISSUED FOR PERMIT
10	11/11/14	ISSUED FOR PERMIT

A	Date	Revisions

Andrew Baker Associates
 Chartered Building Surveyors
 & Architectural Designers
 Tel: 01432 275 245

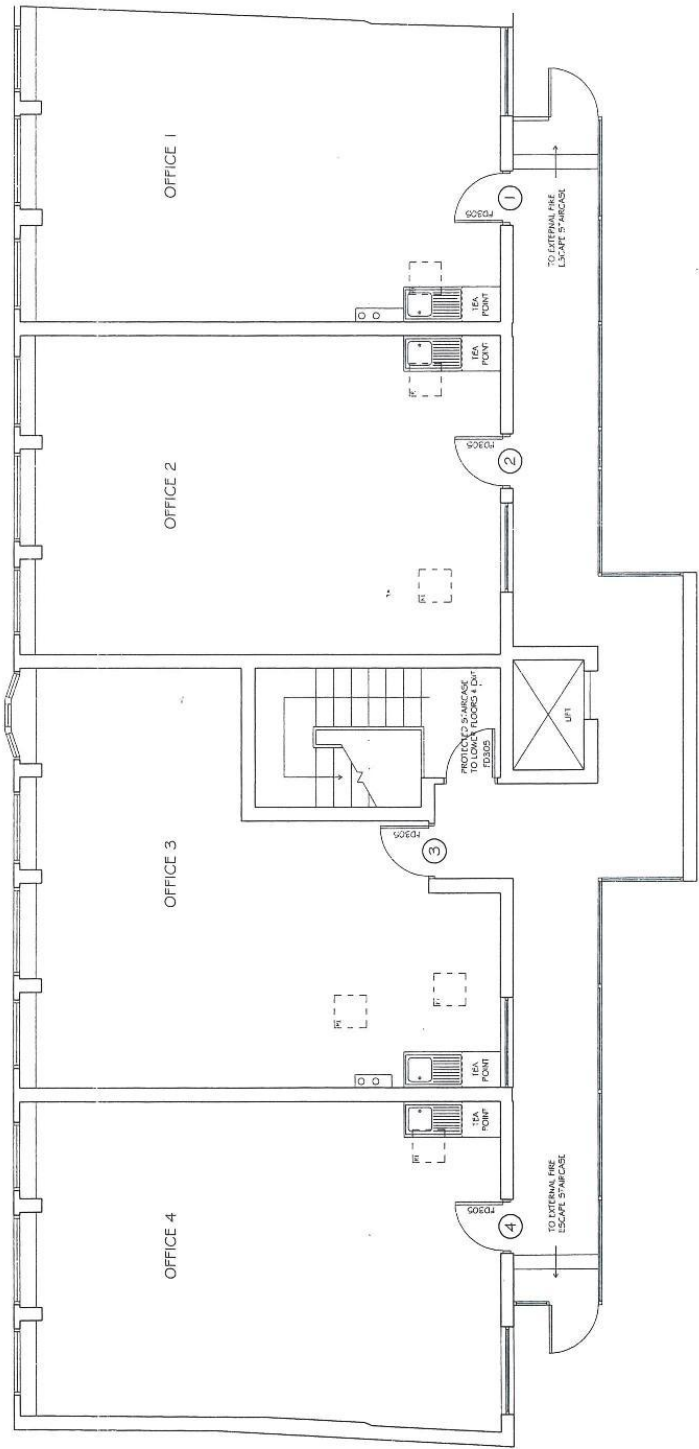
Client: Spring House Estates
 Site: Third Floor
 Kemble House
 Broad Street
 HR8 3AR

Drawing Title:
Proposed Third Floor Plan

Scale: 1:50 @ A2

Date: August 2014
 Drawn by: AHB

Drawing No.: 095 - 02
 Rev:



Commercial Sales, Lettings & Acquisitions
Surveys & Valuations
Rent Reviews, Lease Renewals & Investment Advice
Commercial & Residential Property Management

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are 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