



THE FORMER MAGISTRATES COURT, GAOL STREET, HEREFORD, HR1 2HU

WORKSPACES TO LET

Inclusive rent from £15 psf

- Individual workspaces available from 77sqft upwards
- Min 6 month licence on flexible terms inclusive of light, heat & insurance
- Ground and first floor workspaces. Ample parking nearby, high speed internet
- Close to city centre, Shire Hall and retailers

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 workspaces are situated in heart of the City of Hereford, adjacent to the police station, Shire Hall and extensive public car parking.

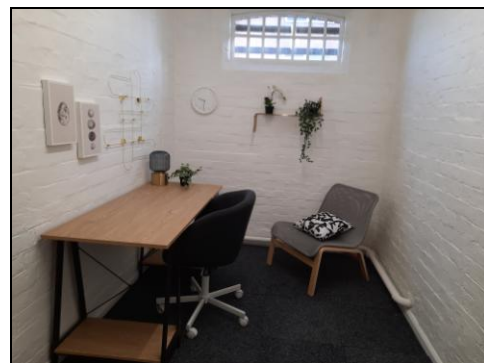
ACCOMMODATION

One of the landmark buildings in Hereford, the city Goal and Magistrates Court was built in 1842. It closed as a jail in 1870 and was then adapted to become the city police station and later the magistrates' court and offices. The premises are Grade II listed and built in brick with stone façade under a hipped slate roof.

The workspaces are offered on the ground and first floors and range from small single offices to larger suites.

The monthly rental includes:

- Heat, light and power
- Furniture available
- High Speed Internet
- 24-hour access
- Communal area office cleaning
- Kitchen area
- Fire alarm
- Intercom access



TERMS

Flexible terms are available on 6 & 12 month licenses with all inclusive annual rents of £15psf, based on floor area occupied with a minimum rent of £150pcm.

VIEWINGS

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

PARKING

Extensive public parking is available nearby.

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.