TO LET — Industrial Unit

Units 28-29 Foley Trading Estate, Hereford, HR1 2RS





www.brutonknowles.co.uk

01452 880000

CODE 5649

TO LET — Industrial Unit

Units 26-29 Foley Trading Estate, Hereford, HR1 2RS

LOCATION

Hereford is an attractive city, situated approximately 50 miles south-west of Birmingham and 25 miles north-west of Gloucester. The A438 provides access to Hereford town centre through to Ledbury, shortly connecting to the M50. Hereford Rail Station provides regular services to Cardiff, Birmingham New Street and Manchester Piccadilly. The units lie off Eign Mill Road, just off the A438, and is surrounded by a number of local traders.

DESCRIPTION

Unit 26/27 provides 4,238 sq. ft across ground floor with a small gated yard to the side of the property, the units are connected via an archway. Unit 28/29 provides warehouse and ground floor reception space alongside 1 x roller shutter and 1 x passenger entry door.

Also available – Internally joined

Unit 26-29 provides a ground floor eaves height of 4.5 meters, alongside brink elevations with profile cladding at first floor level. The property benefits from 20% skylights and 2 x roller shutters.

EPC

A new EPC to be comissioned ahead of new lease.

ACCOMMODATION (NIA)

AREA	SQ M	SQ FT
Unit 28-29	387.10	4,167
Total	387.10	4,167

RATES

We recommend that any interested party make their own enquiries with the Valuation Office Agency at; https://www.gov.uk/correct-your-business-rates

LEGAL COSTS

Each party is to be responsible for their own legal and professional costs relating to this matter.

TERM

The property is available by way of a new fully repairing and insuring lease for a term of years to be agreed.

RENT

£7.50 per square foot exclsuive.

VIEWING

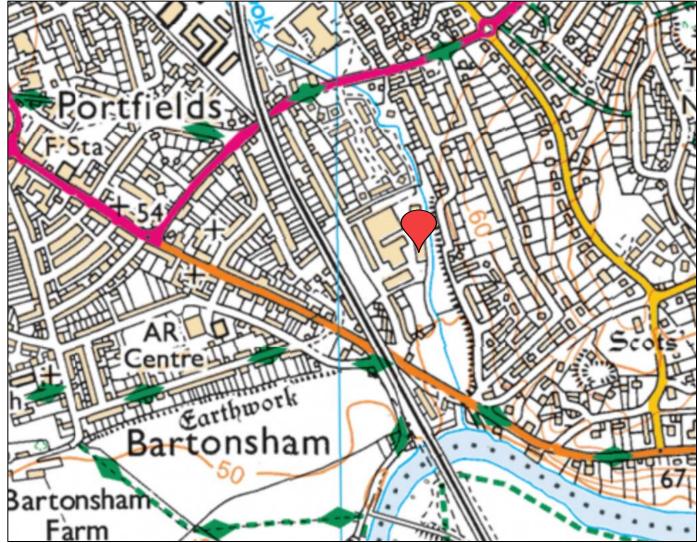
By appointment only with the letting agent Bruton Knowles. Please contact:

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