

TO LET — Industrial Unit with Mezzanine Floor

Unit 6, Foley Trading Estate, Hereford, HR1 2SF

BK Bruton Knowles

est. 1862



- 1,500 Sq. Ft across ground and first floor
- Dedicated parking/ small yard
- Established trading estate
- £833 PCM exclusive

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Bruton Knowles, Olympus House, Olympus Park,
Quedgeley, Gloucester GL2 4NF
01452 880000

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. Unit 3 lies off Eign Mill Road, just off the A438, and is surrounded by a number of local traders.

DESCRIPTION

Unit 6 provides 1,500sq. ft across ground and first floor mezzanine. The property is highly visible with good yard/ parking frontage. Single storey loading doors provide good access alongside pedestrian entry.

EPC

D-95

ACCOMMODATION (NIA)

AREA	SQ M	SQ FT
Ground Floor	76.23	820
First Floor	63.19	680
Total	139.42	1,500

RATES

We understand the Rateable Values as at 1st April 2017 to be;

Workshop and Premises - £5,400

We do however 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

Please get in touch with the agent for further information.

VIEWING

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

Phoebe Harmer –

phoebe.harmer@brutonknowles.co.uk

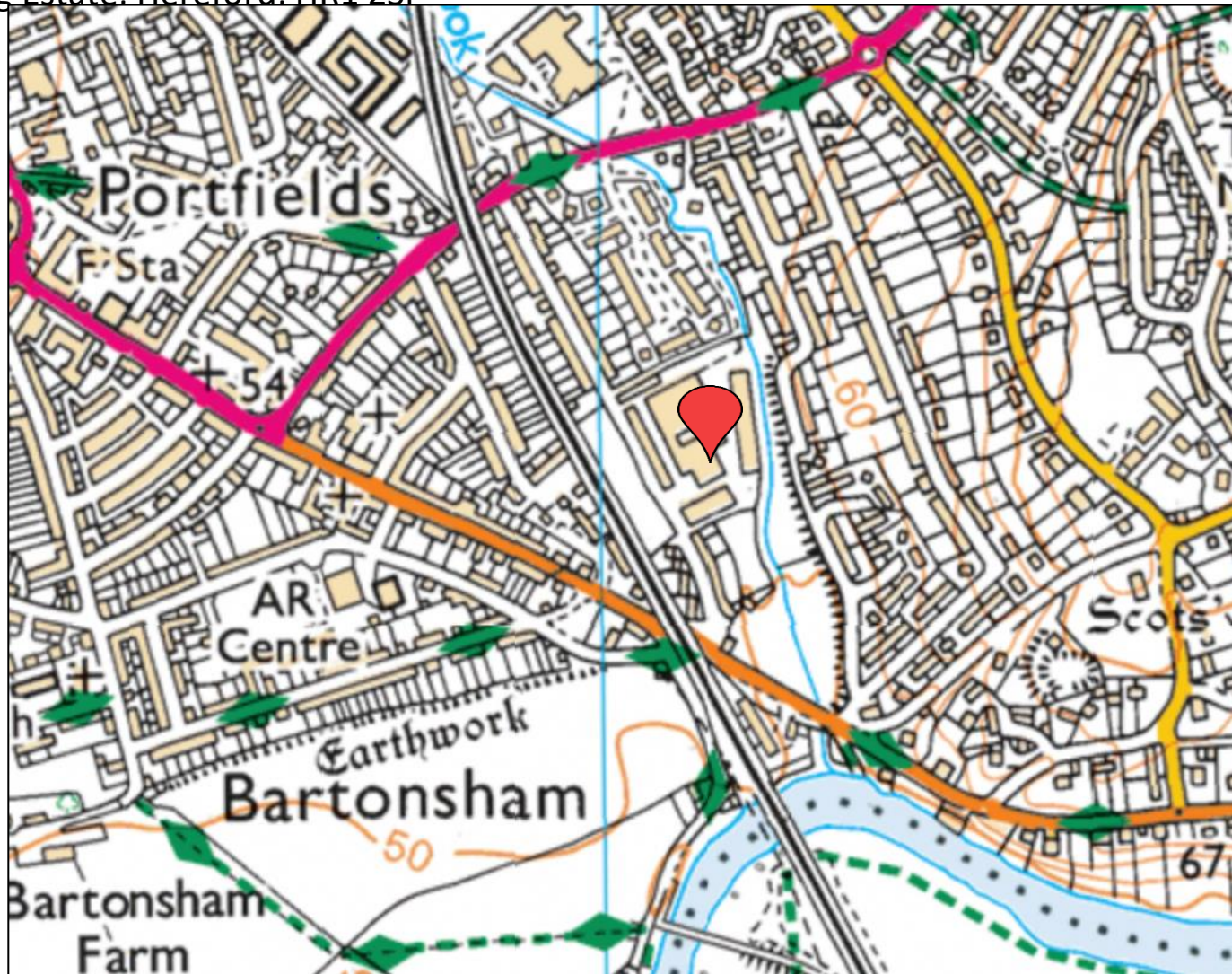
Dorian Wragg – Dorian.wragg@brutonknowles.co.uk

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dorian.wragg@brutonknowles.co.uk

Phoebe Harmer
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Phoebe.harmer@brutonknowles.co.uk