



SECOND FLOOR OFFICES, 22 BROAD STREET, HEREFORD, HR4 9AP

Per annum

£9,000 Per annum



Second Floor Office Space Above 22 Broad Street, Hereford

The Property

Second floor offices set above a busy estate agency occupying a prominent commercial position next to the Cathedral grounds. Accommodation is split to the front and rear of the building. To the front is an open plan office which could either be utilised as a meeting / board room or planned office workstations. To the rear are two further linked offices. Being of split accommodation there are security combination locks fitted to both entry doors. Having networking connections fitted throughout. There is also a shared kitchen available for use for tea and coffee making facilities and WC allocated to the lower ground floor.

The annual rent includes electricity usage, water, and heating to a fair usage policy. All additional services and business rates will be payable by the tenant(s).

Agents Note - Please be aware there we do not have lift facilities within the building. There may be the potential to split the accommodation should this be required.

Lease

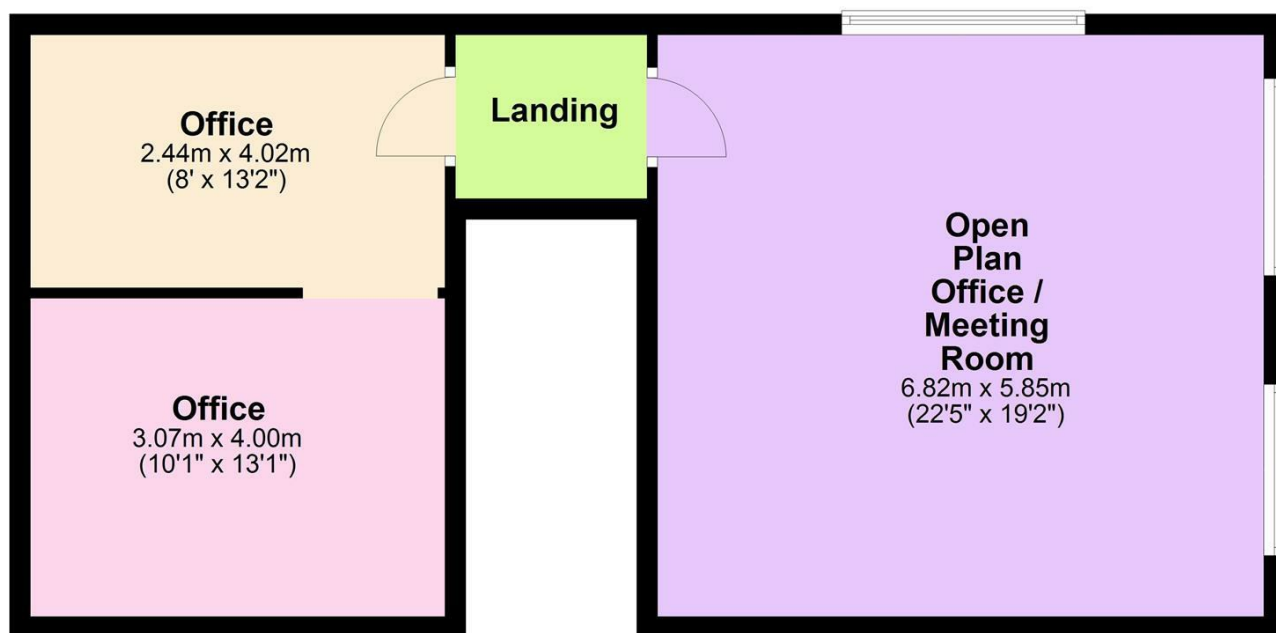
The lease will be a full repairing and insuring agreement. Terms of the lease are negotiable however a longer term arrangement is preferable of 5 years. The tenant(s) will be responsible for their own legal fees in connection with the lease preparation.

Viewings

Viewings are strictly through the agent. To book a viewing please call our lettings department 01432 355455

Second Floor

Approx. 65.6 sq. metres (706.4 sq. feet)



Total area: approx. 65.6 sq. metres (706.4 sq. feet)

Agents Note: Whilst every care has been taken to prepare these 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.



01432 355455

Call us on

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<https://www.flintandcook.co.uk/>