



OFFICES AVAILABLE TO LET,
15 New Street, Ledbury, HR8 2DX

- **TOWN CENTRE OFFICES AVAILABLE TO LET**
- **WITH SHARED FACILITIES AND ACCESS TO MEETING ROOMS**
- **SUITABLE FOR PROFESSIONAL SERVICES**
- **AVAILABLE ON A MONTHLY LICENCE FEE FULLY INCLUSIVE**
- **£420 PER CALENDAR MONTH**

Ledbury Office

01531 634648

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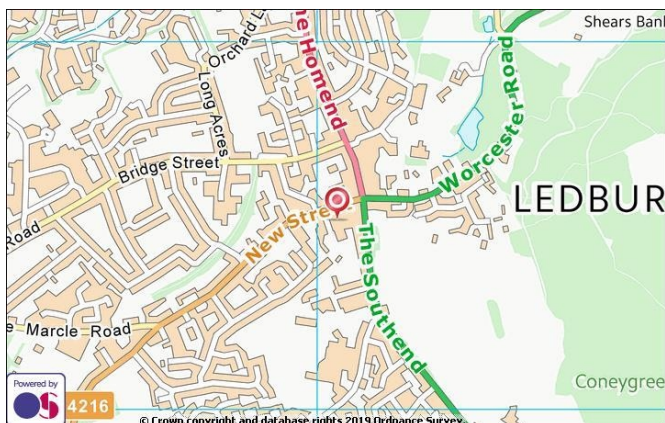
Area/Name	Description	Approx Sq Ft (Sq M)	Rent/Price
FIRST FLOOR ROOM	FIRST FLOOR OFFICE, 270 SQ FT	270 Sq Ft (25.08 Sq M)	£420.00
	TOTAL	270 Sq Ft	£420

Location

Ledbury is a thriving and expanding town which has a range of local facilities and amenities including shops, schools, churches, restaurants, theatre, doctors surgeries, community hospital and a mainline railway station, with direct links to Hereford, Worcester, Birmingham New Street, Oxford, Reading and London Paddington. The cities of Hereford, Worcester and Gloucester are all approximately 16 miles distant with the M50 motorway available approximately 4 miles to the south of the town.

Description

The property is a grade II listed building with individual offices available to let. One office is located on the first floor. There is access to shared kitchenette and WC facilities and the ability to book meeting rooms at an additional cost. The most suitable uses would be fellow firms and businesses providing professional services, however, all enquiries would be considered.



Tenure

TENURE

The offices are available by way of a monthly licence agreement, and is inclusive of all services, including water, electricity, heating and business rates (subject to fair usage policy).

LICENCE FEE

Second floor Room - £420 PCM

OUTGOINGS

Tenants will be responsible for phone/broadband lines and any insurance applicable to their business.

Business Rates

Business Rates are included within the licence fee.

Rateable Value 2017:

Viewings

By appointment to be made through the Commercial Department at the Agent's Ledbury Office, Tel 01531 634648 Option 3

Agent Notes & Planning

PLANNING & USE - Interested parties should consult Malvern Hills District Council Planning Department to confirm the acceptability of their proposed use.

EPC RATING - C (54) <https://find-energy-certificate.service.gov.uk/energy-certificate/8942-5621-2772-9127-5127>.

Services

We have been advised that mains electricity, water and drainage are connected to the property. This information has not been checked with the respective service providers and interested parties may wish to make their own enquiries with the relevant local authority. No statement relating to services or appliances should be taken to imply that such items are in satisfactory working order and intending occupiers are advised to satisfy themselves where necessary.

Directions

From the agent's Ledbury Office, turn right into New Street and the premises can be found on the left hand side immediately before the turning into The Feathers.

General

Intending purchasers will be required to produce identification documentation and proof of funding in order to comply with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017. More information can be made available upon request.

John Goodwin FRICS has made every effort to ensure that measurements and particulars are accurate however prospective purchases/tenants must satisfy themselves by inspection or otherwise as to the accuracy of the information provided. No information with regard to planning use, structural integrity, tenure, availability/operation, business rates, services or appliances has been formerly verified and therefore prospective purchasers/tenants are requested to seek validation of all such matters prior to submitting a formal or informal intention to purchase/lease the property or enter into any contract.



MISREPRESENTATION ACT, 1967 - JOHN GOODWIN - Conditions under which Particulars are issued:

John Goodwin for himself and for the Vendors or lessors of this property whose agent he gives notice that:

1. The particulars are set out as a general outline only for the guidance of intending purchasers or leasees and do not constitute, nor constitute part of, an offer or contract.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of John Goodwin has any authority to make or give any representation or warranty whatever in relation to this property.