



21 Beech Business Park, Tillington Road, Hereford,
HR4 9QJ

 **Sunderlands**
Residential Rural Commercial



21 Beech Business Park
Tillington Road
Hereford
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Summary of features

- Substantial end-terraced industrial unit.
- Extensive parking facilities.
- Popular Trading Estate.
- Close to Hereford city and major transport routes.

TO LET
£37,500pa

FOR SALE
Guide Price £595,000

Situation:

21 Beech Business Park is located at the rear of the popular trading site known as Beech Business Park, located due northwest of Hereford city. The Business Park itself is accessed to the west off Tillington Road which itself links directly to the popular and busy A4103 (Roman Road). Roman Road provides a direct transport link to the A49 and A4103.

Occupiers in the immediate vicinity include NFU Mutual Hereford, Core Hygiene, Hereford Meats and the Herefordshire Rural Hub.

Description:

The property comprises an end-terraced part-industrial part-office premises at the rear of the previously-mentioned popular Beech Business Park.

The property is accessed from the west via a retrofitted UPVC porch which has double doors leading directly into a large open-plan reception area. Off the reception area there are corridors leading to 6 individual offices as well as WC facilities and a kitchenette. All offices are carpeted with UPVC windows as well as wall-mounted radiators. The office block is a self-contained structure within the wider industrial property and has two pedestrian doors leading directly out to the open-plan warehouse area. The warehouse area is well maintained and benefits from a double-skin roof with skylights as well as multiple access points both for pedestrian and vehicular entrances into the main warehouse area.

Also, off the warehouse area there is a smaller office room which currently houses the main electricity supply to the property, as well as a large office room on the southern side of the warehouse which overlooks both the warehouse and the rear access points.

There is a large roller-shutter door to the front of the building which has a width of 4m and height of 3.15m with the industrial area itself having a minimum eaves height of 3.5m.

There is an electric heating system which was installed within the last 12 months, with the overall

finish of the office space being to a high standard especially considering the addition of UPVC windows and a security alarm.

Externally there are extensive parking facilities immediately in front of the building for circa 26 vehicles, with access to Beech Business Park possible 24/7 via a one-way system.

Accommodation:

The property has been measured in accordance with the RICS Code of Measuring Practice on a gross internal area basis as follows:

	Sqm	Sqft
Office accommodation	241.04	2,594.53
Industrial area	588.92	6,339.08
TOTAL	829.96	8,933.62

Services:

We understand the property has the benefit of mains electricity, water and drainage.

Tenure and Terms:

21 Beech Business Park is available to let at an annual rent of £37,500. A minimum term of 3 years is requested from an interested party.

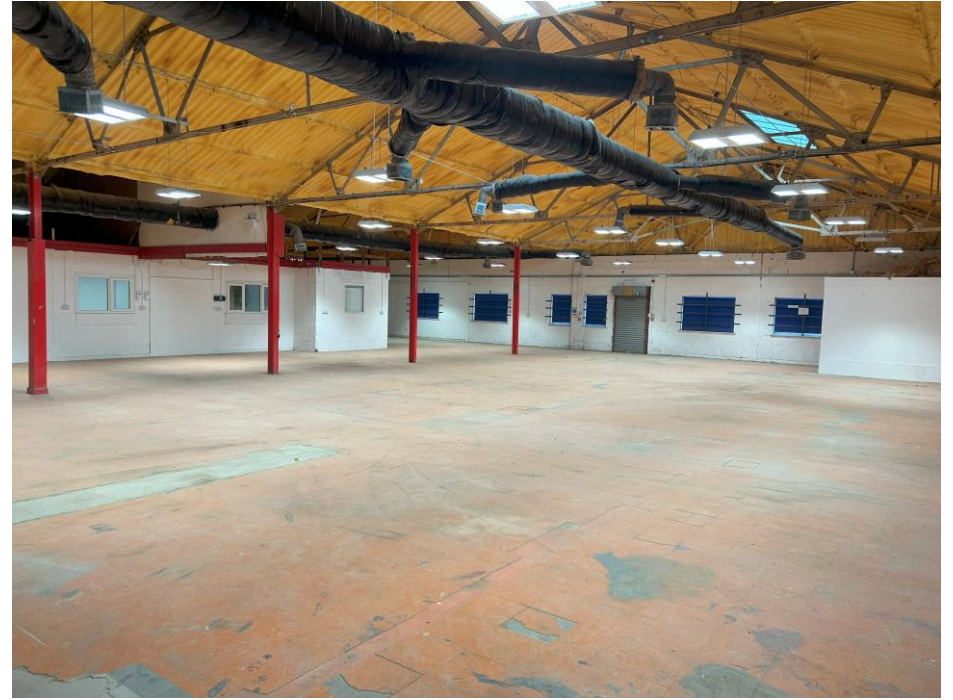
The vendor is also open to a freehold sale, with an asking price of £595,000.

VAT:

We understand VAT is chargeable on the sale and letting price.

Business Rates:

The property is assessed in the April 2023 Ratings List as Factory and Premises with a Rateable Value of £40,500.



Restrictions:

We are not aware of any restrictions in relation to the use of the property.

Service Charge:

We are aware there is an Estate service charge in place in relation to the management of the communal area such as shared parking at the rear of the site and the main access points around the Estate.

Directions:

The property is situated to the northwest of Hereford city and is readily accessible from a number of main transport routes. If heading north out of Hereford, on reaching the roundabout next to the Premier Inn, take the first exit onto Roman Road. Continue along this road for circa 1.1m going across the A4110 intersection and turning left onto Tillington Road. Continue south along Tillington Road for circa 100 yards and take the right onto Beech Business Park. Continue along the one-way system heading west and loop round the back of the buildings with Hereford Meats right in front of you. 21 Beech Business Park is located at the end of the row adjacent to a large parking area.

Viewing Arrangements:

By appointment with the agents:
Sunderlands, Offa House, St Peter's Square,
Hereford HR1 2PQ
Tel: 01432 356161 (opt.4)
Email: james.dillon@sunderlands.co.uk

This brochure has been prepared as at 4 September 2025 and updated 17 October 2025, 20 October 2025 and 5 November 2025.

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