

- Located On The Enterprise Park On Southern Fringes Of Market Town Of Leominster
- Modern, Well Presented, Self Contained Single Ground Floor Office
- Air Conditioned, Double Glazed & Kitchenette Unit In Office
- Access To Shared Meeting/Board Room
- Shared Reception Hallway & Cloakroom/WC Facilities
- Benefiting From Single Allocated Parking With Electric Vehicle Charging Point

LOCATION

The property commands a convenient position on the Leominster Enterprise park on the southern fringes of the town. The town itself has a resident population of approximately 11,000 and a wider catchment area of approximately 40,000. The town is strategically located at the intersection of the A49 South Wales to Manchester and the A44 Worcester to mid Wales route. The town is also on the Manchester-Cardiff railway. The city of Hereford is 13 miles away, Worcester 26 miles and Shrewsbury 36 miles.

BRIEF DESCRIPTION

A glazed inset door opens to a shared Reception/Entrance Hallway with doors leading off to:

OFFICE

15'0 x 9'9

A well presented and appointed room with two large double glazed windows making it lovely and light with inset ceiling lights, wall mounted air-condition unit, ample power points, superfast fibre broadband, wood effect flooring and kitchenette area to the one corner to include a worksurface with inset sink and matching base and wall units.

CLOAKROOM W/C

Accessed from the Reception/Entrance hallway a modern well presented room with Low flush W/C and wall mounted hand wash basin.

MEETING ROOM ACCESS

There will be access available if required to a communal meeting/board room and additional toilet facilities.

LEASE

Rent: £350 per calendar month Length of lease negotiable.

SERVICES

All mains services connected. The office benefits from Airconditioning Superfast Fibre Broadband

VIEWING

Strictly by appointment. Please contact the agents on 01568 610600 before travelling to check viewing arrangements and availability.

LOCAL AUTHORITY

Herefordshire Council. Tel. 01432 260000.

Jackson Property (Leominster)

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give any representation or warranty whatsoever in relation to this property. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

The agent has not tested any apparatus, equipment, fixture, fittings or services and so cannot verify that they are in working order or fit for their purpose, neither has the agent checked the legal documents to verify the freehold/leasehold status of the property. The buyer is advised to obtain verification from their solicitor or surveyor.





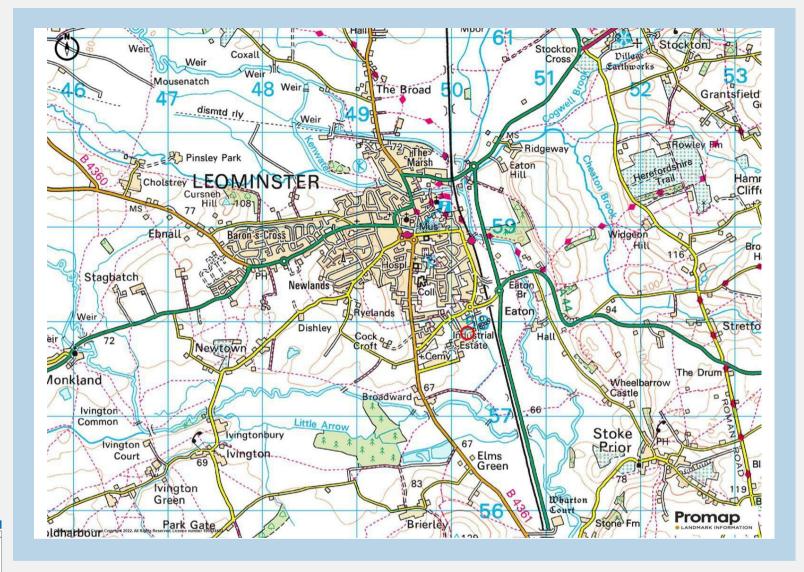


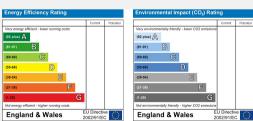












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