



Single Office, Brunel Road, Leominster, Herefordshire, HR6 0LX

£350 PCM

jackson
property

- 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 Air-conditioning 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)

for themselves and the vendors of the property, whose agents they are, give notice that these particulars, although believed to be correct, do not constitute any part of an offer of contract, that all statements contained in these particulars as to this property are made without responsibility and are not to be relied upon as statements or representations of fact and that they do not make or

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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.







Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

Jackson Property may be entitled to commission from other services offered to the Client or a buyer including but not only the following services: Conveyancing, Mortgage, Financial advice, Surveys etc. An average referral fee is defined as £100+vat.