



Unit 21 Tillington Road, Hereford, Herefordshire, HR4 9QJ

£48,000 PCM

jackson
property

- **Warehouse & Offices with 26 parking spaces**
- **4650 sqft warehouse/storage**
- **4350 sqft offices**
- **Popular business park**
- **Kitchen, WCs & Communications Room**
- **Available immediately**

Area Description

A popular established industrial estate. Beech Business Park is located on the north west periphery of Hereford, with the city centre and its associated amenities being approximately 2½ miles to the south east. The property is accessed via the A4110/Three Elms Road or A4103/Worcester Road and is situated on an established private estate where a range of other occupiers are located, including NFU Mutual Hereford, Herefordshire Meats, Wye Valley Vets and Autochips and Dentcare Limited.

Details

The property provides warehouse and office accommodation, with the office accommodation being a high standard and split into multiple rooms/meeting rooms. The warehouse is accessed via two roller shutter doors, with a clearance height of 2.58 metres and 3.13 metres, along with 3 internal doors into the office environment and communal kitchen.

The Office accommodation forms an L-shape within the building, and is located to the front of the property, with 2 spaces separated within the industrial side.

Internally, specification includes concrete tiled floor, translucent roof lights, sodium lighting and a

minimum eaves height of 3.83 metres in the warehouse and UPVC double glazed windows, central heating, suspended ceiling, kitchen and WC facilities in the office accommodation, all being refreshed with new shower room and WCs. There is also a UPVC entrance porch located at the front of the property.

Located opposite the entrance porch is a tarmacadam & gravel forecourt, which provides shared parking, allowing for 26 vehicles maximum for 21 Beech Business Park.

The unit sizing is approximately as follows:
Warehouse 433.37sqm - 4,686 sqft
Offices 401.93sqm - 4,326 sqft

Lease Terms & Information

Unit 21 is offered to let on a full repairing and insuring lease for a term to be negotiated, at a rental of £48,000 per annum.

Please note that applicants will be required to submit information to comply with anti-money laundering regulations.

Each side is to bear their own legal costs in the transaction.

Business Rates: The property is assessed in the 2023 Rating List as Offices and Premises with a Rateable Value of £40,500

Services & VAT

All mains services are connected and there is a CCTV in situation alarm present together with a security alarm, and fast wi-fi broadband.

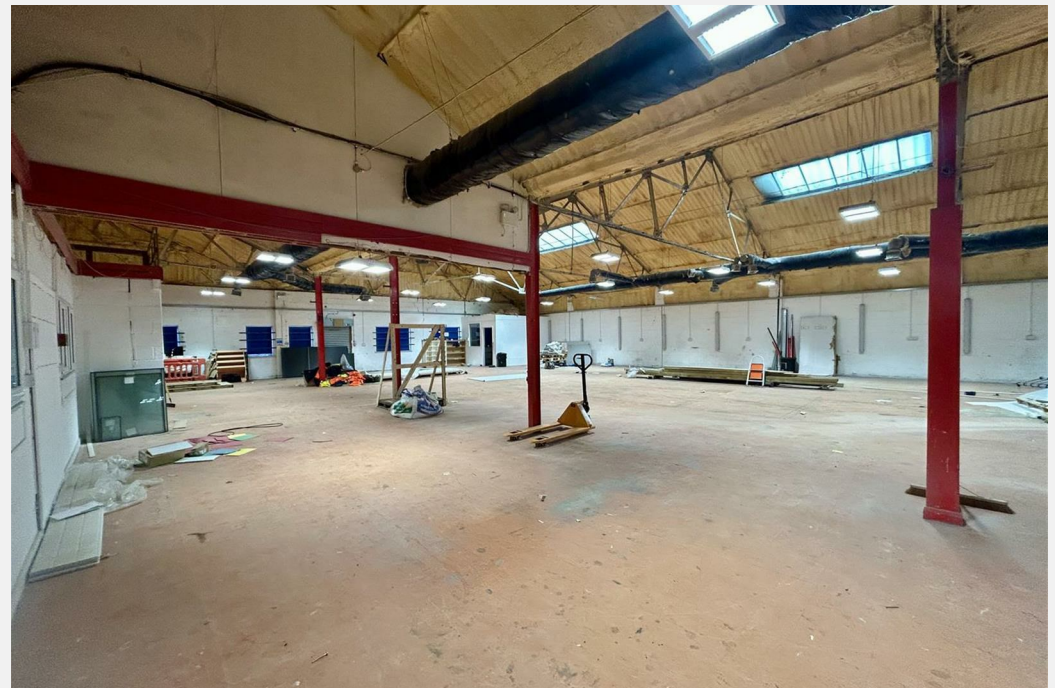
The rental is subject to added VAT

Viewings

Strictly by appointment. Please contact the agents on 01568 610600 option 1

Tenancy Information Portal Link Lettings

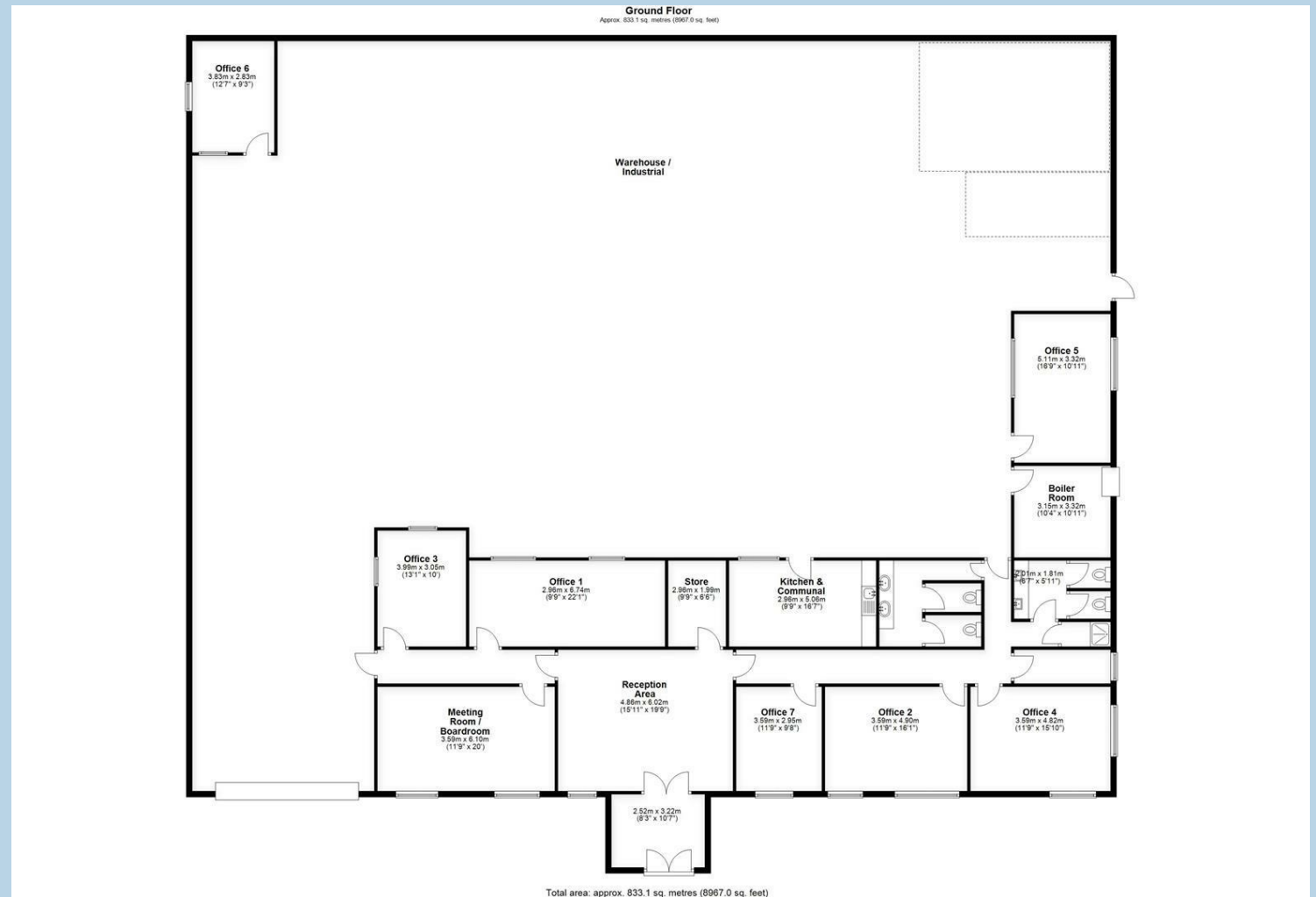
For information relating to the tenancy agreement for the listed property, please review the "Tenancy Information" link found beneath the asked rent. If viewing on our own website, this information can be found at the foot of the page titled "Additional Costs".







Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Current	Very environmentally friendly - lower CO ₂ emissions	Current
(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.