



## Unit 8 Bankside, Little Marcle Road Industrial Estate Little Marcle Road, Ledbury, HR8 2DR

- **WELL PRESENTED FIRST FLOOR LIGHT INDUSTRIAL/OFFICE PREMISES**
- **EXTENDING TO APPROXIMATELY 1443 SQ FT (134.05 SQ M)**
- **VIEWING HIGHLY RECOMMENDED**
- **EPC RATING: B (50)**
- **AVAILABLE FROM JULY 2026**
- **RENT: £9,250 PAX PLUS VAT**

Ledbury Office

**01531 634648**

3-7 New Street, Ledbury, HR8 2DX

[commercial@johngoodwin.co.uk](mailto:commercial@johngoodwin.co.uk)

[www.johngoodwin.co.uk](http://www.johngoodwin.co.uk)

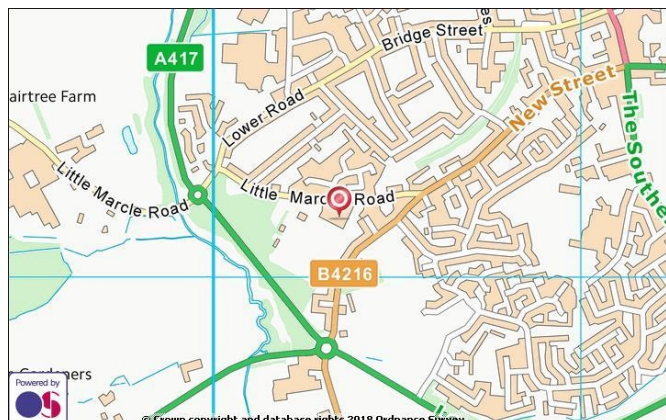
Area/Name	Description	Approx Sq Ft (Sq M)	Rent/Price
8 BANKSIDE	Well-presented industrial/office accommodation, with goods lift, open plan warehouse space, integral office, and WC facilities.	1,443 Sq Ft (134.05 Sq M)	£9,250.00
	<b>TOTAL</b>	<b>1,443 Sq Ft</b>	<b>£9,250</b>

### Location

Ledbury is a busy country town with a growing population of approximately 10,000, serving a wide rural catchment area. The town centre benefits from a large number of strong independent retailers and businesses and national stores, including Boots, Clark Shoes, Greg's, Spar, Specsavers, Coffee No 1, and Boots Opticians. The cities of Hereford, Worcester and Gloucester are all approximately 16 miles distant, and the M50 motorway is situated approximately 4 miles to the south of the town. The town benefits from a mainline railway station with direct trains to Hereford, Malvern, Worcester, Birmingham, Oxford, Reading and London Paddington.

### Description

Unit 8 is a first floor industrial/office premises, and is well presented benefiting from goods lift, two car parking spaces, WC facilities and recently installed LED lighting and Air Conditioning system.



### Tenure

**TENURE** - The Premises is available by way of a new lease of negotiable term of a full repairing and insuring basis.

**RENT**- £9,250 plus VAT, Per Annum Exclusive

**SERVICE CHARGE** - A Service Charge is applicable, initial charge is £650 plus VAT Per Annum

**LEGAL FEES** - Each Party is to be responsible for their own legal costs.

**DEPOSIT** - One quarter's rent plus VAT will be required as a deposit.

### Business Rates

Please note from April 2026 the rateable value will increase to £10,250. This information has been obtained from the Valuation Office Agency website and all interested parties are therefore advised to verify these figures with the local billing authority.

Rateable Value 2017: £9,300

### 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** - We understand that the units are currently classed as Office/Industrial, however, occupiers should consult the Local Planning Authority to confirm the acceptability of their proposed use.

**EPC RATING** - B (50) <https://find-energy-certificate.service.gov.uk/energy-certificate/0060-3210-0380-3810-5064>

### Services

We have been advised that electricity, water and drainage are connected to the property. The premises, also, benefit from a gas fired central heating system, which is administered by the landlord. Please note the utilities are provided by way of sub meter and the landlord recharges on a quarterly basis. 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 infer that such items are in satisfactory working order and intending occupiers are advised to satisfy themselves where necessary.

### Directions

Proceed down Little Marcle Road, from the New Street turning, and turn left at Alphatech, then immediately turn right (behind Alphatech) and the premises can be found through the gated entrance, as indicated by our to-let board.

### 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.