

# TO LET — Industrial Unit

Units 28-29 Foley Trading Estate, Hereford, HR1 2RS



**\*Also Available\***

- Double or Single Unit
- Roller shutter and pedestrian entry
- 4,167 Sq. Ft

# TO LET – Industrial Unit

Units 26-29 Foley Trading Estate, Hereford, HR1 2RS

Bruton Knowles, Olympus House, Olympus Park,  
Quedgeley, Gloucester GL2 4NF  
01452 880000

## LOCATION

Hereford is an attractive city, situated approximately 50 miles south-west of Birmingham and 25 miles north-west of Gloucester. The A438 provides access to Hereford town centre through to Ledbury, shortly connecting to the M50. Hereford Rail Station provides regular services to Cardiff, Birmingham New Street and Manchester Piccadilly. The units lie off Eign Mill Road, just off the A438, and is surrounded by a number of local traders.

## DESCRIPTION

Unit 26/27 provides 4,238 sq. ft across ground floor with a small gated yard to the side of the property, the units are connected via an archway. Unit 28/29 provides warehouse and ground floor reception space alongside 1 x roller shutter and 1 x passenger entry door.

\*Also available – Internally joined\*

Unit 26-29 provides a ground floor eaves height of 4.5 meters, alongside brick elevations with profile cladding at first floor level. The property benefits from 20% skylights and 2 x roller shutters.

## EPC

A new EPC to be commissioned ahead of new lease.

## ACCOMMODATION (NIA)

AREA	SQ M	SQ FT
Unit 28-29	387.10	4,167
<b>Total</b>	<b>387.10</b>	<b>4,167</b>

## RATES

We recommend that any interested party make their own enquiries with the Valuation Office Agency at; <https://www.gov.uk/correct-your-business-rates>

## LEGAL COSTS

Each party is to be responsible for their own legal and professional costs relating to this matter.

## TERM

The property is available by way of a new fully repairing and insuring lease for a term of years to be agreed.

## RENT

£7.50 per square foot exclusive.

## VIEWING

By appointment only with the letting agent Bruton Knowles. Please contact:

Dorian Wragg – [Dorian.wragg@brutonknowles.co.uk](mailto:Dorian.wragg@brutonknowles.co.uk)

Phoebe Harmer – [Phoebe.harmer@brutonknowles.co.uk](mailto:Phoebe.harmer@brutonknowles.co.uk)





# TO LET — Industrial Unit

Units 27-29 Foley Trading Estate, Hereford, HR1 2RS

**BK** Bruton Knowles

est. 1862



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