

TO LET — Industrial Unit

Unit 3, Foley Trading Estate, Hereford, HR1 2SF

BK Bruton Knowles

est. 1862



- 3,391 Sq. Ft across ground and first floor
- Ground floor eaves 4.5 meters
- 3 x Double leaf doors
- Highly visible

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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. Unit 3 lies off Eign Mill Road, just off the A438, and is surrounded by a number of local traders.

DESCRIPTION

Unit 3 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 3 double leaf doors.

Unit 3 provides 3,391 sq. ft across ground and first floor mezzanine. The property is highly visible due to being located at the front of the estate, further benefits include UPVC double glazed windows at high level, allowing excellent light into the property. Ground floor eaves height 4.5 meters.

EPC

E – 124

ACCOMMODATION (NIA)

AREA	SQ M	SQ FT
Ground Floor	279.17	3,005
First Floor	35.92	387
Total	315.09	3,392

RATES

We understand the Rateable Values as at 1st April 2017 to be;

Workshop and Premises - £11,750

We do however 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

Please get in touch with the agent for further information.

VIEWING

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

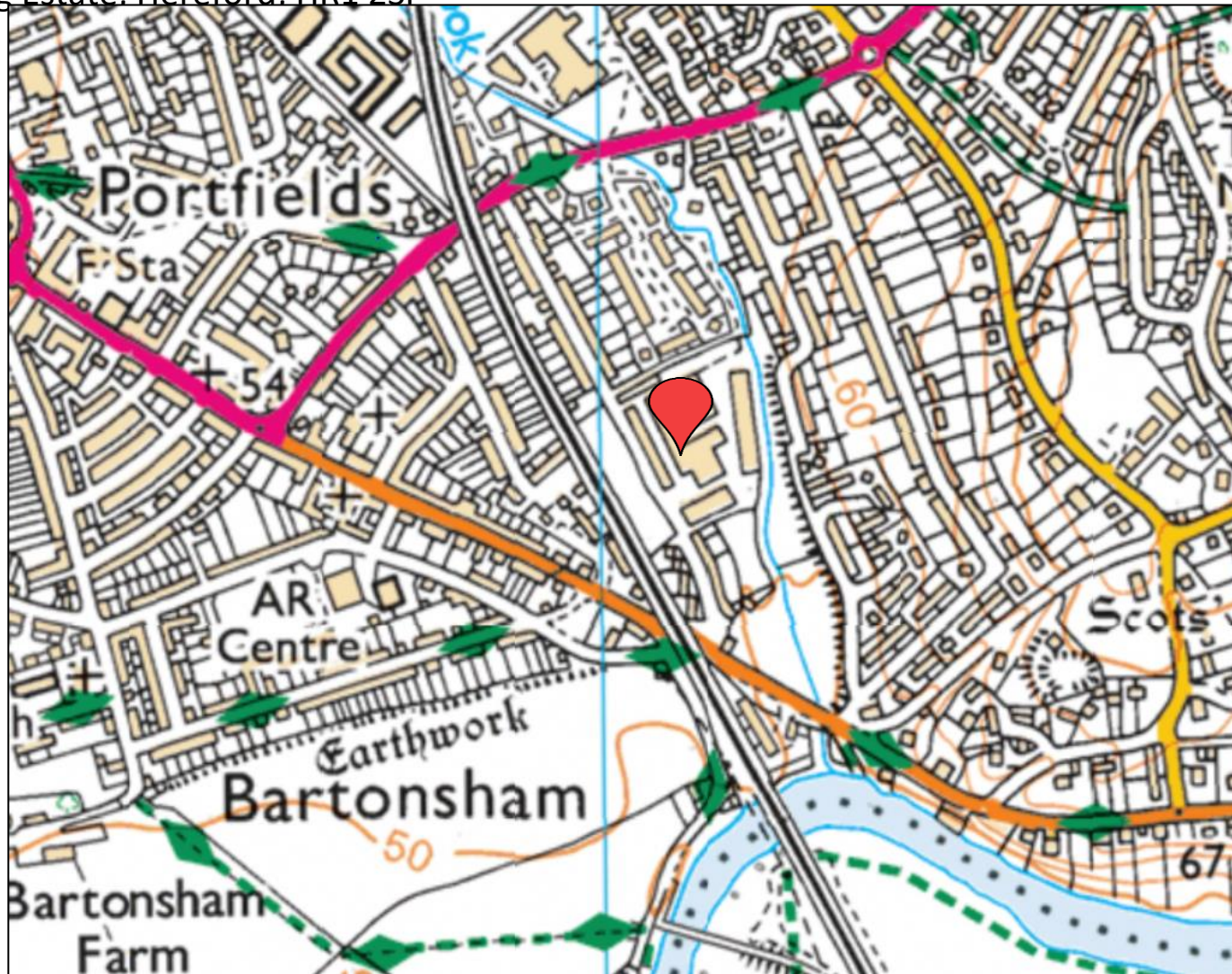
Dorian Wragg – Dorian.wragg@brutonknowles.co.uk

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