



## SECOND FLOOR FRONT SUITE, BROADWAY HOUSE, 32-35 BROAD STREET, HEREFORD HR4 9AR

**TO LET – OFFICE SUITE**

**Rent £17,000pa + VAT**

**EPC Rating 'C'**

- Modern Second floor offices 1,347sq ft (125sq m)
- Well appointed open plan and partitioned offices with lift access
- City centre location overlooking Hereford Cathedral
- Nearby occupiers include banks, solicitors, accountants, restaurants

**Chartered Surveyors and Commercial Property Agents**

Web: [www.jdpsurveyors.co.uk](http://www.jdpsurveyors.co.uk)

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6 High Street, Ross-On-Wye, Herefordshire, HR9 5HL

**jackson**   
preece

## LOCATION

Hereford is a thriving Cathedral City situated approximately one hour's drive from Birmingham, Bristol and Cardiff with London being approximately 3 hours drive away.

The offices are situated in Broad Street, a very central location in the City of Hereford neighbouring Hereford Library, Art Gallery and Museum, and close to the Cathedral Close. Other occupiers in the building include Thomas Carroll insurance brokers, Haines Watts accountants, T A Matthews solicitors and King Furness financial advisers.

## DESCRIPTION

The premises comprise an open plan office with 2 glass partitioned perimeter offices, kitchen area and toilets. The premises benefit from lift access, double glazing, air conditioning, suspended ceilings, perimeter trunking and carpeting.

## ACCOMMODATION

1,347sq ft (125sq m). Further office accommodation within the second floor is available.

## SERVICES

Mains water, drainage and electricity are connected. N.B. None of the appliances or services have been tested in the property and interested parties should satisfy themselves as to their suitability and safety.

## TERMS

By negotiation.

## RATES

To be assessed.

## RENT

£17,000 + VAT per annum payable quarterly in advance. An annual service charge of circa £3/sqft + VAT is payable quarterly.

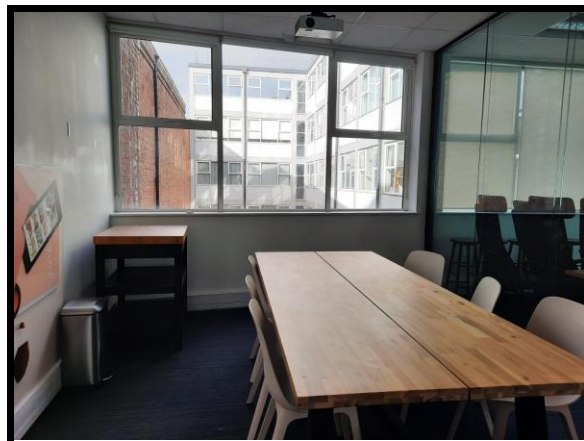
## LEGAL COSTS

Each party to meet their own legal costs.

## VIEWINGS

Strictly by prior appointment with the Joint Letting Agents, Jackson Preece, Surveyors & Commercial Agents 01989 768555. Joint Agents: Sunderlands (James Dillon) 01432 276202.

**PARKING** Parking spaces are available.



Services, Fixtures, Equipment, Buildings & Land - none of these have been tested by Jackson Preece Ltd. Any interested party will need to satisfy themselves as to the type, condition and suitability for purpose.

## MISPRESENTATION ACT

These particulars are prepared with care, but are not guaranteed and do not constitute, or constitute part of, an offer or contract. Intending purchasers must satisfy themselves of these particulars' accuracy by inspection or otherwise, since neither the vendor, nor Jackson Preece Ltd shall be responsible for statements or representations made. The Vendor does not make or give, and neither Jackson Preece Ltd nor any person in their employment has any authority to make or give any representation or warranty in relation to this property.

We would strongly advise anyone wishing to view this property to contact us first, particularly if travelling any distance, to confirm availability and to discuss any material facts relating to it which are of importance to them and we will endeavour to verify such information.

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