



THIRD FLOOR OFFICE SUITE, 32-35 BROADWAY HOUSE, BROAD STREET, HEREFORD, HR4 9AR

TO LET - OFFICE SUITE

Rent £25,000pa + VAT

EPC Rating 'C'

- Modern third floor offices 2,680sqft (249sqm).
- Well appointed open plan and partitioned offices with lift access.
- City centre location close to Hereford Cathedral.
- Nearby occupiers include banks, solicitors, accountants and restaurants.

Chartered Surveyors and Commercial Property Agents

Web: www.jdpsurveyors.co.uk

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Tel: 01989 768555

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

jackson 
preece

LOCATION

Hereford is a thriving Cathedral City situated approximately one hours 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 neighbouring Hereford Library, Art Gallery and Museum, and close to the Cathedral Close.

DESCRIPTION

The premises were previously part of a larger office suite and now comprise a reception, 2 individual offices, meeting room, large open plan office and toilets. The premises benefit from high-speed internet, lift access, double glazing, air conditioning, suspended ceilings, perimeter trunking and carpeting.

ACCOMMODATION

Approximately 2,680sqft (249sqm). Further office accommodation within the building is also 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.

RENT

£25,000pa + VAT payable quarterly in advance. A service charge of approximately £2.50/sqft + VAT is payable quarterly.

TERMS

By negotiation, for a minimum 3 year term on effective full repairing and insuring terms.

PARKING

To the rear of the property we understand parking is available. The number of spaces to be confirmed by negotiation.

RATES

Rateable Value £23,000.

LEGAL COSTS

Each party to meet their own legal costs.

VIEWINGS

Strictly by prior appointment with the Agents Jackson Preece, Surveyors & Commercial Agents 01989 768555.

Joint agents: Sunderlands (James Dillon) 01432 276202.

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.