



THIRD FLOOR FRONT OFFICE SUITE BROADWAY HOUSE, 32-25 BROAD STREET, HEREFORD, HR4 9AR

TO LET – OFFICE SUITE

£13,000 PA plus VAT

EPC Rating 'TBC'

- Modern third floor offices 893 sq ft (83 sq m).
- Well appointed open plan and partitioned office 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

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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 hour's drive from Birmingham, Bristol and Cardiff with London being approximately 3 hour's drive away.

The offices are situated in Broad Street which is a central location in the City with Hereford Cathedral situated across the road. This is a popular professional area of Hereford next to the Hereford Art Gallery and Museum and a number of restaurants and retail premises.

DESCRIPTION

The office suite is self-contained on the third floor of the building. It comprises of an open plan office with a separate glazed partitioned office, toilets and kitchen facilities. The premises benefit from lift access, double glazing, air conditioning, and on-site parking. Please note that the number of car parking spaces are to be confirmed by negotiation.

ACCOMMODATION

893 sq ft (83 sqm) measured on a Gross Internal Area (GIA) basis.

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

£13,000 per annum exclusive

SERVICE CHARGE

£1,800 annual service charge is applicable

VAT

All prices are quoted exclusive of VAT.

TERMS

The suite is available by way of a Full Repairing and Insuring lease for a minimum term of 3 years.

RATES

The property is described as Office and Premises with a Rateable Value of £10,000 (1st April 2023)

LEGAL COSTS

Each party to be responsible for their own legal fees involved in the transaction.

VIEWINGS

By appointment with joint agents:

Jackson Preece LTD, 6 High Street, Ross-on-Wye, HR9 5HL - 01989 548538 - Jasmine Chamberlayne

Sunderlands, Offa House, St Peters Square, Hereford, HR1 2PG - 01432 356161 - James Dillon

