



**SUITE 4 THIRD FLOOR KEMBLE HOUSE, 36-39 BROAD STREET,  
HEREFORD, HR4 9AR**

**TO LET – LICENSED OFFICES**

**£6,500 + VAT pa**

**EPC Rating 'E'**

- Third floor modern office suite – 440 sq ft (40.8 sq m)
- Lift access, perimeter trunking, carpeting, electric heating & kitchenette
- Flexible terms available; parking space available separately
- Excellent location in Broad Street in centre of the city

**Chartered Surveyors and Commercial Property Agents**

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

Email: [enquiries@jdpsurveyors.co.uk](mailto:enquiries@jdpsurveyors.co.uk)

Tel: 01989 768555

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

**jackson**   
preece

## Suite 4 Third Floor Kemble House, 36-39 Broad Street, Hereford, HR4 9AR

### LOCATION

Hereford is a thriving Cathedral City situated just over an 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 of Hereford amongst national retailers, restaurants and offices with the nearby Grade II Green Dragon Hotel having undergone a major restoration project in the last few years.



Photographs of Similar Suites

### ACCOMMODATION

The offices are accessed directly off Broad Street, via an intercom system which leads to the communal area with a lift or stairs to the third floor, which is divided into four separate office suites.

Suite 4 benefits from basic furnishing, carpeting, perimeter trunking, electric heating and a sink and tea point. Shared WC facilities.

**Suite 4 - Floor area is 40.8 sq m (440 sq ft)**

**PARKING** A parking space may be available at £500 per annum. Car parking spaces are separately rated at this building.

**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.

**LICENSE FEE** £6,500 + VAT per annum payable quarterly in advance by BACS.

**TERMS** Minimum term of one year on a License Agreement.

**DEPOSIT** One quarter's rental of £1,625 plus VAT (£1,950.00) will be required as a deposit to secure the offices.

**RATES** Rateable Value £4,800. Small business rate relief may be available. All interested parties should verify they are eligible with Herefordshire Council.

**VIEWINGS** By prior appointment with the Sole Letting Agents, Jackson Preece Surveyors & Commercial Agents 01989 768555

Notes: 1. This floor plan is intended for use only for the purposes of the proposed development. It is not to be used for any other purpose without the written consent of the architect.

No.	Date	Revisions
1	15/08/14	Issue for approval
2	15/08/14	Issue for construction
3	15/08/14	Issue for construction
4	15/08/14	Issue for construction
5	15/08/14	Issue for construction

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**Andrew Baker Associates**  
 Chartered Building Surveyors  
 & Architectural Designers  
 Tel: 01432 273 345

Client: Sterling House Estates

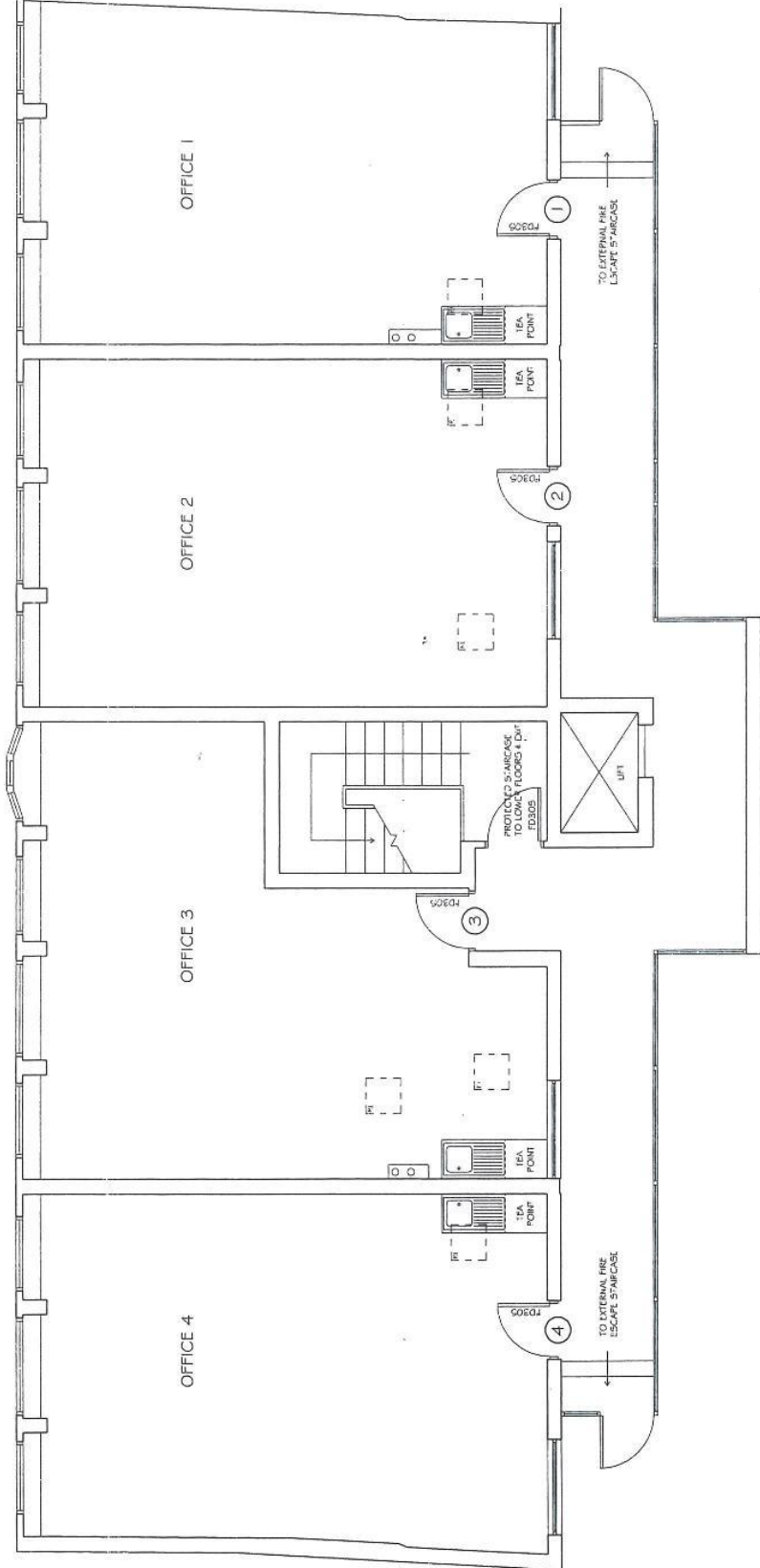
Site: Third Floor  
 Kemble House  
 100, High Street  
 Hereford  
 HR4 9AR

Drawing Title:  
**Proposed Third Floor Plan**

Scale: 1:50 @ A2

Date: August 2014  
 Drawn by: ANB

Drawing No: 095 - 02  
 Rev: 02



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.