

Chartered Surveyors

**HARROW ROAD  
PLOUGH LANE  
HEREFORD  
HR4 0EE**



**Light industrial/warehouse premises with yard  
providing economic workshop or storage  
accommodation situated in close proximity to the  
City centre**

**2,875 Sqft  
PLUS YARD**

**TO LET ON A NEW LEASE  
£10,500 PA EX**

<b>Location</b>	Harrow Road is off Plough Lane is situated in close proximity to the centre of the Cathedral City of Hereford off the A438 Brecon road. The premises are next to the Harrow Park Development.		
	Adjoining businesses include Magnet, Westdown Bathrooms, Tudors, Plumb Centre and Newtown Motors (Nissan).		
<b>Description</b>	The property is in an established light industrial/trading estate and benefits from secure yard, electric roller door three phase electricity, office and WC.		
<b>Accommodation</b>	Unit 6	<b>Sqft</b>	<b>SqM</b>
	Workshop	2,875	267.1
	Yard	1,586	147.4
<b>Terms</b>	The unit is available to let on a new lease at a rent of £10,500 per annum exclusive. The tenant may terminate the lease after the first year of the lease. Rent discounts and rent free periods may be available.		
	All sums are subject to VAT.		
<b>Outgoings</b>	The tenant is to pay the landlord a fair proportion of the cost of the buildings insurance and water/drainage charges.		
<b>Services</b>	Three phase electricity, water, and drainage. It is not our company policy to test services and we can give no guarantees as to their working order.		
<b>EPC</b>	Energy Performance Certificate Rating Band D - details available on request.		
<b>Business Rates</b>	The 2017 Valuation Office Agency List shows the property having a Rateable Value of £6,900. The multiplier for the 2019/20 year is 49.1p in the pound. The rates payable may be subject to transitional adjustment.		
	The Tenant may be eligible to claim Small Business Rate Relief of 100%. Further details upon request.		
	Prospective tenants should confirm their liability with Herefordshire Council.		
<b>Local Authority</b>	Herefordshire Council, Town Hall, St Owen Street, Hereford Telephone: 01432 260000		
<b>Further Information and Viewing</b>	<b>Cross + James Commercial</b> 10 King Street Hereford HR4 9BW Tel: 01432 343777 Email: <a href="mailto:cwatkinson@crossandjames.co.uk">cwatkinson@crossandjames.co.uk</a>		

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