

TO LET UNIT 5 CHURCHES FARM BROMSBERROW HEREFORDSHIRE HR8 1SA

Pughs

ESTATE AGENTS & VALUERS

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- B1 industrial unit
- Close to M50 Junction 2
- Private Business Park
- Lease Terms Negotiable
- Approx. 2,525sqft GIA
- Adjacent Offices available

£11,400 per annum

Unit 5, Churches Farm, Bromsberrow, Herefordshire, HR8 1SA

A well situated and accessible B1 business light industrial unit. Comprising of a steel framed building with electric roller shutter door, W.C, parking for three vehicles and benefiting from Three Phase Electricity available on site. Adjacent office units 6 & 7 are also available.

WORKSHOP 39'4" (12) x 60'8" (18.5) (maximum)

With electric roller shutter door to an eave height of 3.65m (3.65m wide). Open plan workshop area with W.C, benches, fire alarms, concrete floor.

W.C 8'10" x 8'6" (2.7m x 2.6m)

Located in the corner of the workshop.

PARKING Flexible parking available for 3 vehicles per unit

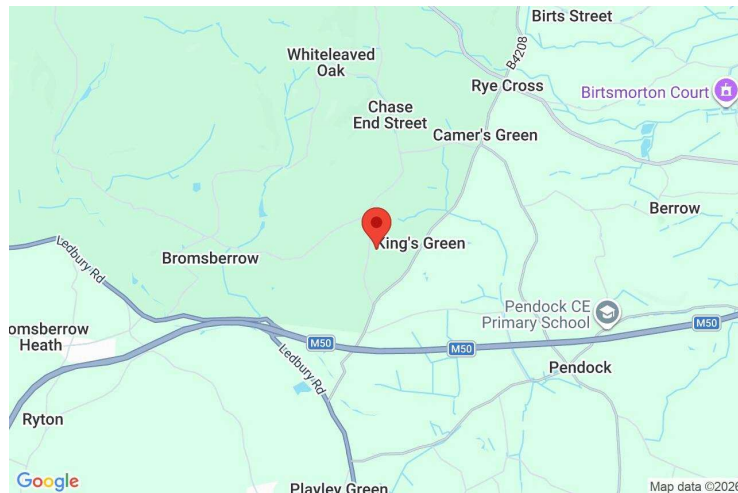
SERVICES We understand from the Lessor that mains single phase electricity is connected to the property, three phase electricity is available on site. Telephone connected subject to BT regulations.

RENT Rental offers based on £11,400 per annum invited for the building plus Service Charges. Rent to be exclusive of business rates and all utility charges. The Landlord reserves the right to charge VAT where appropriate.

TENURE The property is to be held under a business lease subject to negotiation with the Lessor. A longer term might be permitted subject to approval. The eventual lease is to be contracted out of the security of tenure provisions of the Landlord and Tenant Act 1954.

BUSINESS RATES Awaiting re-assessment, previous rateable value £4850.00 (2019-2020) Forest of Dean.

LOCATION MAP



DIRECTIONS

From the M50 junction 2, proceed towards Gloucester on the A417. Take the first turning on the left signposted to Malvern. After passing Cooks lane on the right take the next left turning at the triangle. Proceed for 0.4 miles where the property can be found on the right hand side.

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