

TO LET £48,000 PER ANNUM EXCLUSIVE LINTRIDGE FARM, OFFICES, LEDBURY, HR8 1PB



- Versatile commercial accommodation extending to approximately 10,306 sq ft
- Providing convenient access to Junction 2 of the M50
- With onsite car parking and outside storage area
- Viewing highly recommended
- Rent: £48,000 per annum exclusive

**JOHN
GOODWIN**
THE PROPERTY PROFESSIONALS

EST. 1981

3-7 New Street Ledbury, HR8 2DX
01531 634648
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Regulated by
RICS

LOCATION

The site occupies an attractive rural position at Bromsberrow Heath, near Ledbury, benefiting from convenient access to Junction 2 of the M50 via the A417. The M50 provides onward connections to the M5 & the wider national motorway network. Ledbury is within a short drive, offering a range of shops, services and rail connections. The location combines a peaceful countryside setting with practical regional transport links, making it suitable for a range of uses, subject to the necessary planning consents.

DESCRIPTION

The premises comprise a versatile combination of warehouse, Dutch barn, insulated workshop and office accommodation, extending to approx. 10,306 sq ft (957.5 sq m). The site benefits from outside storage, with on site car parking for staff and visitors. The Old Grain Store provides the principal enclosed storage/ operational space complemented by the Workshop & Dutch barn, with additional open & covered storage. The Farm Offices provide ancillary administrative and staff accommodation. The site would suit a range of storage, distribution, workshop and other commercial activities, subject to necessary consents. Units are available together or individually: The Grain Store - £21,250 per annum | The Workshop - £12,950 per annum | Lintridge Farm Offices - £11,500 per annum |Dutch Barn with open storage area - £9,950 per annum

ACCOMMODATION

The Warehouse extends to approximately 10,306Sq Ft.

Name	Description	Sq Ft	Sq M
Old Grain Store	Warehouse	4,562	423.81
The Workshop	Warehouse & Storage	2,330	216.46
Farm Offices	Offices	1,255	116.59
Dutch Barn	Storage	2,159	200.57
TOTAL		10,306	957.43

SERVICES, PLANNING, EPC

We have been advised that electricity, water and drainage are connected to the property. This information has not been checked with the respective service providers and interested parties may wish to make their own enquiries with the relevant local authority. No statement relating to services or appliances should be taken to infer that such items are in satisfactory working order and intending occupiers are advised to satisfy themselves where necessary.

PLANNING - Interested parties are advised to enquire of the local authority in order to establish that their required use of the premises will be permitted.

EPCs - The Old Grain Store - C (64) <https://find-energy-certificate.service.gov.uk/energy-certificate/1951-0302-4784-2556-9015>
The Workshop - C (73) <https://find-energy-certificate.service.gov.uk/energy-certificate/5289-6843-6470-2032-0740>
Unit 1 Offices Lintridge Farm - C (65) <https://find-energy-certificate.service.gov.uk/energy-certificate/1670-1447-0079-2705-5792>

BUSINESS RATES

This information has been obtained from the Valuation Office Agency website and all interested parties are therefore advised to verify these figures with the local billing authority.

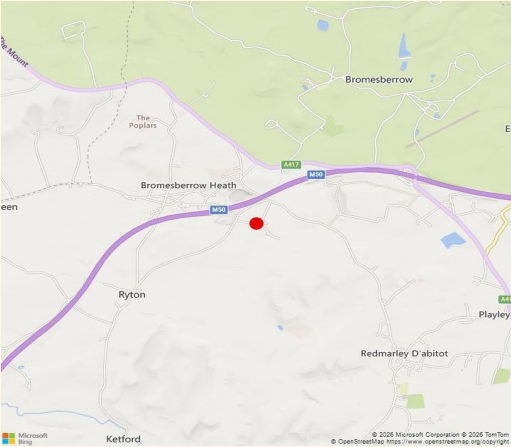
The current rateable value is: £42,000

VIEWING ARRANGEMENTS

The property is available for viewings through the Agent's Commercial Department.
Tel: 01531 634648 (Option 3) Email: commercial@johngoodwin.co.uk
Address: 3-7 New Street, Ledbury HR8 2DX

DIRECTIONS

POST CODE: HR8 1PB
WHAT3WORDS: ///wealth.cable.kilts



PROPOSED TERMS

TENURE - The premises are available to let on a new five-year lease on a full repairing and insuring basis. There will be a rent review at year three. The premises are available together or individually

RENT - £48,000 per annum exclusive.

SERVICE CHARGE AND INSURANCE - A service charge is payable at the property as well as reimbursement to the landlord for building insurance. VAT is applicable.

LEGAL FEES - Each party are responsible for their own legal fees.

DEPOSIT - A deposit may be required dependent upon covenant strength.

AVAILABLE DATE - The property is available to let now.

CONTACT

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GENERAL

Intending purchasers will be required to produce identification documentation and proof of funding in order to comply with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017. More information can be made available upon request.

John Goodwin FRICS has made every effort to ensure that measurements and particulars are accurate however prospective purchases/tenants must satisfy themselves by inspection or otherwise as to the accuracy of the information provided. No information with regard to planning use, structural integrity, tenure, availability/operation, business rates, services or appliances has been formerly verified and therefore prospective purchasers/tenants are requested to seek validation of all such matters prior to submitting a formal or informal intention to purchase/lease the property or enter into any contract.