

MODERN | SECURE | WELL LOCATED

UNITS 1-11 TO LET

74 SOUTHERN AVENUE,
CLINTON ROAD,
LEOMINSTER HR6 0QF



Brilliant
PLACE TO
HAVE A NEW
START



PLUS VAT



NO SERVICE
CHARGE



NO BUSINESS RATES
(IF ELIGIBLE FOR SBRR)



3 PHASE
ELECTRIC



INDIVIDUAL
METERS



PRIVATE
W/Cs



ALLOTTED
PARKING



ALL TYPES OF
BUSINESS
CONSIDERED

UNIT AVAILABILITY

UNITS	SIZE	PRICE + VAT	STATUS
Unit 1	1,826 sqft	£1,750	
Unit 2	1,680 sqft	£1,600	TO-LET
Unit 3	1,141 sqft	£1,090	TO-LET
Unit 4	2,376 sqft	£1,580	TO-LET
Unit 5	1,655 sqft	£1,200	TO-LET
Unit 6	2,170 sqft	£1,445	TO-LET
Unit 7	1,465 sqft	£980	
Unit 8	1,890 sqft	£1,260	TO-LET
Unit 9	2,440 sqft	£1,630	
Unit 10	1,270 sqft	£800	TO-LET
Unit 11	3,170 sqft	£2,150	TO-LET



LEASE TERMS ARE FLEXIBLE

Get in touch to discuss the right option for your business.



SECURE • SPACIOUS • VERSATILE

Ideal for storage, distribution, trade counters, workshops and a wide range of businesses.

EXCELLENT LOCATION

Located close to the town centre, this property provides easy travel access and ample parking, making it a prime choice for businesses seeking convenience and accessibility.

The electric roller shutters ensure security while maintaining easy access for deliveries and operations. Embrace the seamless workflow in this well-lit, spacious warehouse, where productivity meets comfort.



Nearest bus stop: Southern Avenue Bus Stop (0.2 miles)



Railway stations: Leominster (0.8 miles), Hereford (11 miles), Ludlow (11.5 miles)



Closest supermarkets: Tesco Superstore, Aldi, and Co-op Food



Restaurants: The Royal Oak, The Chequers Inn, and The Grape Vaults



Shopping centres, healthcare facilities, fitness centres & vibrant nightlife options nearby



All you need
in one place.



ENQUIRE TODAY

TO SECURE YOUR UNIT
AND START YOUR NEW CHAPTER



ALLOTTED
PARKING



SECURE SITE WITH
ELECTRIC ROLLER
SHUTTERS



FLEXIBLE TERMS
TO SUIT YOUR
BUSINESS

Your new start
STARTS HERE.



FLOOR PLANS AVAILABLE SEPARATELY UPON REQUEST