



Mortimer Road Business Park

Mortimer Road | Hereford | HR4 9SP

BERRYS

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Features

- Rare opportunity to acquire new build industrial/trade counter units in the prime Hereford commercial district.
- Versatile high specification commercial units
- Units ranging from 1,800 - 9,000 sq ft.
- Suitable for Trade & Light Industrial uses.
- Build program of 9 months.
- Flexible lease terms.

Description

Mortimer Road Business Park comprises nine new build light Industrial / trade counter properties that will be developed to a high specification and provide the highest quality product in the Hereford market.

The scheme presents a rare opportunity to acquire this versatile high specification commercial stock, which has not been seen for many years in the City.

Specification

A detailed building specification can be provided on request but is summarised as follows:

- Electric roller shutter doors
- Steel portal frame
- Composite sandwich panel cladding system
- Ridge heights from 6.6m-10.2m
- Floor loading of 50kn/sq m
- 53 parking spaces across the site
- Potential for EV charging points
- Target EPC A



Building Areas

The Business Park Comprises a self-contained unit along with two terraces:

Unit Number	Size	Ridge Height
Building B		
Unit 5	3,133 sq ft	6.6m
Building C		
Unit 6	3,003 sq ft	10.2m
Unit 7	3,003 sq ft	10.2m
Unit 8	3,003 sq ft	10.2m
Building D		
Unit 9	3,002 sq ft	9.2m
Unit 10	3,002 sq ft	9.2m
Unit 11	1,838 sq ft	7.6m

Services

We understand the units will be connected to mains power and water.

Terms

The units are available by way of new lease terms to be agreed. Rent on application.

EPC

Target EPC A

Viewings

By prior arrangement

VAT

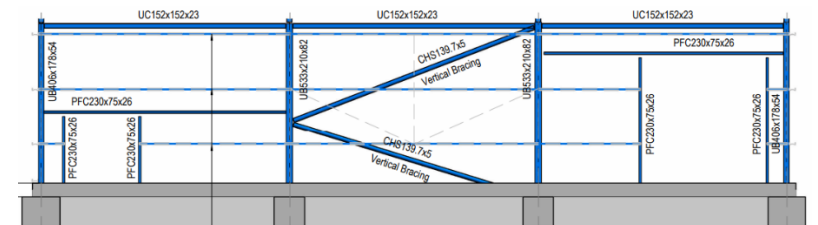
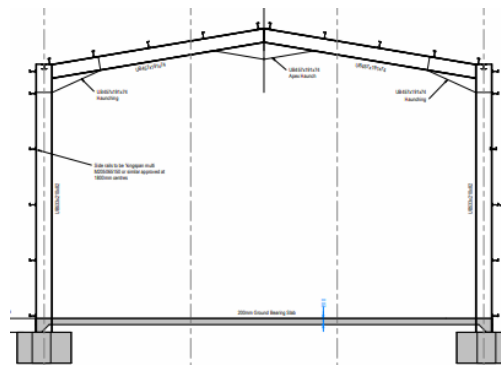
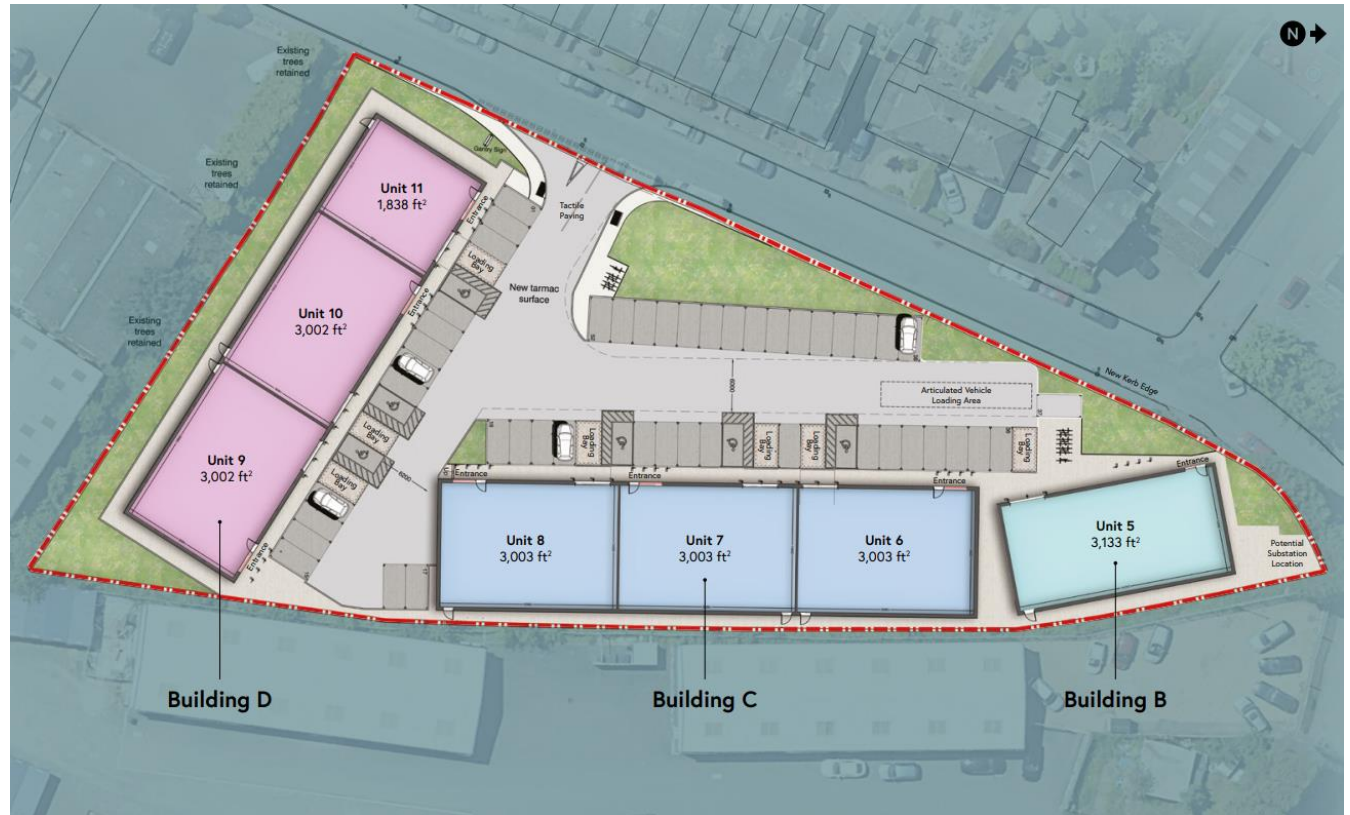
All figures are quoted exclusive of VAT.

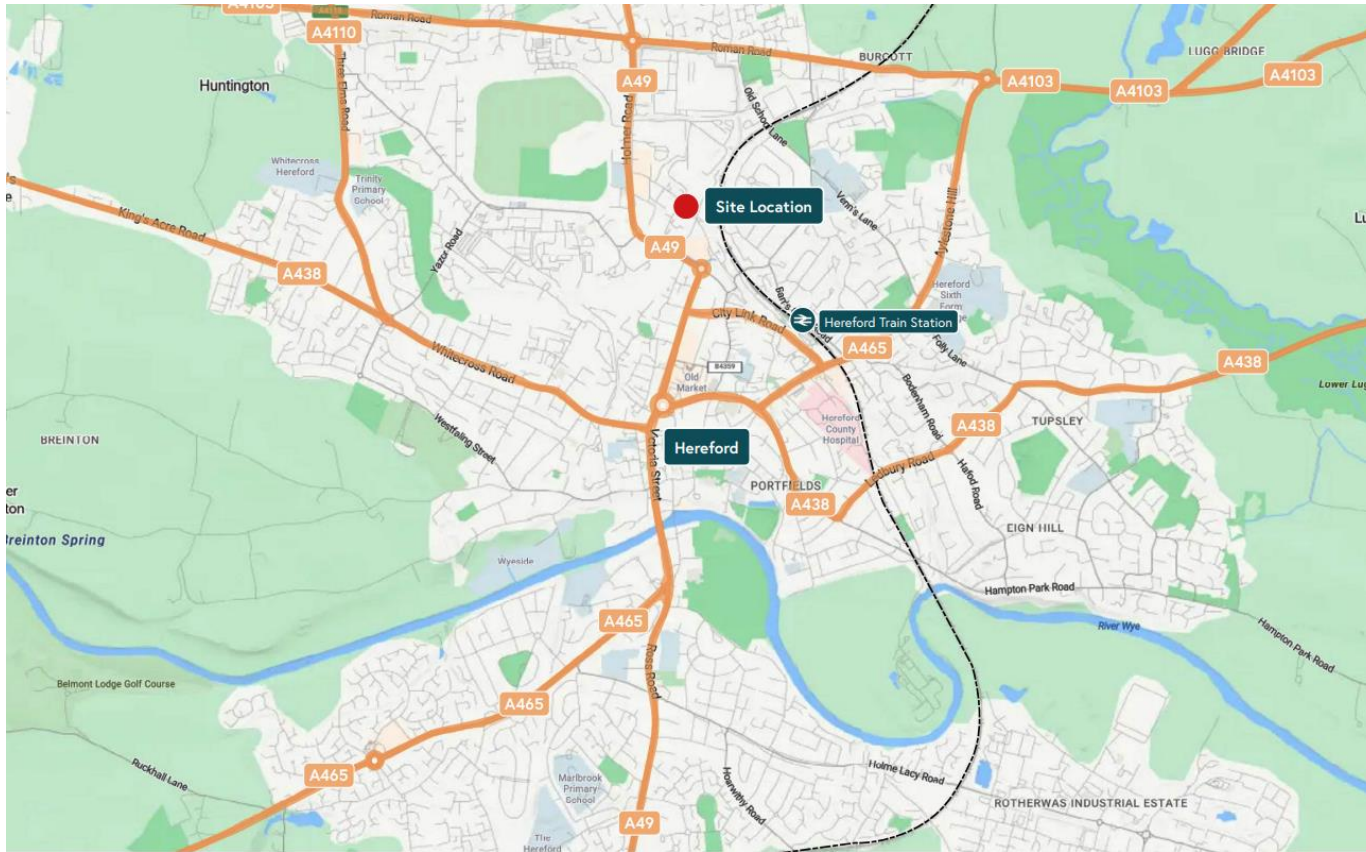
Legal Costs

Each party to be responsible for their own legal costs.

Local Authority

Herefordshire Council





Location

Hereford is an attractive city, situated approximately 50 miles south-west of Birmingham and 25 miles north-west of Gloucester. The A438 provides access to Hereford town centre through to Ledbury, shortly connecting to the M50.

Hereford Rail Station provides regular services to Cardiff, Birmingham New Street and Manchester Piccadilly.

The Estate is off the Mortimer Road, opposite Hereford Trade Park, with local occupiers including Screwfix, County Building Supplies, Timber Windows of Hereford, Kitchens of Hereford and many more.

Directions

Hereford City Centre – 0.9 miles
 Leominster – 12 miles
 Ledbury – 16 miles
 Worcester – 27 miles
 Gloucester – 31 miles
 Kidderminster – 41 miles
 Shrewsbury – 51 miles
 Birmingham – 58 miles

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Ref:

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