



Office To Let Near Hereford

The Stables | Garnons Estate | Byford | Hereford | HR4 7JX

BERRYS

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The Stables

Garnons Estate | Byford | Hereford | HR4 7JX

Key features

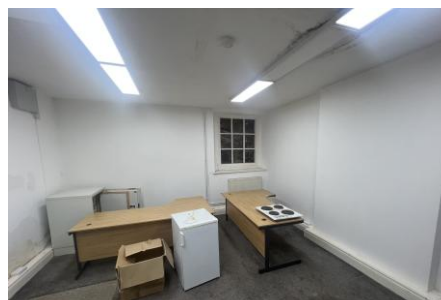
- On-site parking
- Estate setting
- WC and kitchenette facilities
- Flexible lease terms
- Approximately 2,544 sq ft / 236.4 sq m
- Easy access off the A438
- Close proximity to Hereford (15 minutes)

Description

The property offers an attractive two-storey office building set in a picturesque setting within Garnons Estate. The office suite extends to approximately 2,544 sq ft (236.4 sq m) and has carpeted floors as well as kitchenette and WC facilities.

Location

The former mushroom farm is located on Garnons estate, which is situated 15 minutes (8.3 miles) west of Hereford, making it conveniently located to the town. The office is accessed directly off the A438 and provides direct east-west connectivity across the county. The site's convenient access to Hereford, along with wider regional routes serving Wales, the Marches, and the West Midlands, makes it an attractive opportunity for a range of occupiers.



Accommodation

The office extends to approximately 2,544 sq ft / 236.4 sq m.

Rent

£23,000 per annum exclusive of VAT and outgoing (Subject to Contract).

Local Authority

Herefordshire Council.

Tenure

The office is available by way of a new lease on a rent and terms to be agreed (Subject to Contract).

Business Rates

Interested parties should rely on their own investigations through the local authority. Herefordshire Council Tel: 01432 260000

Services

We understand that the property benefits from mains water and electricity, which is sub metered. The services have not been tested by the agents.

Legal Costs

Each party to be responsible for their own legal costs.



Viewings

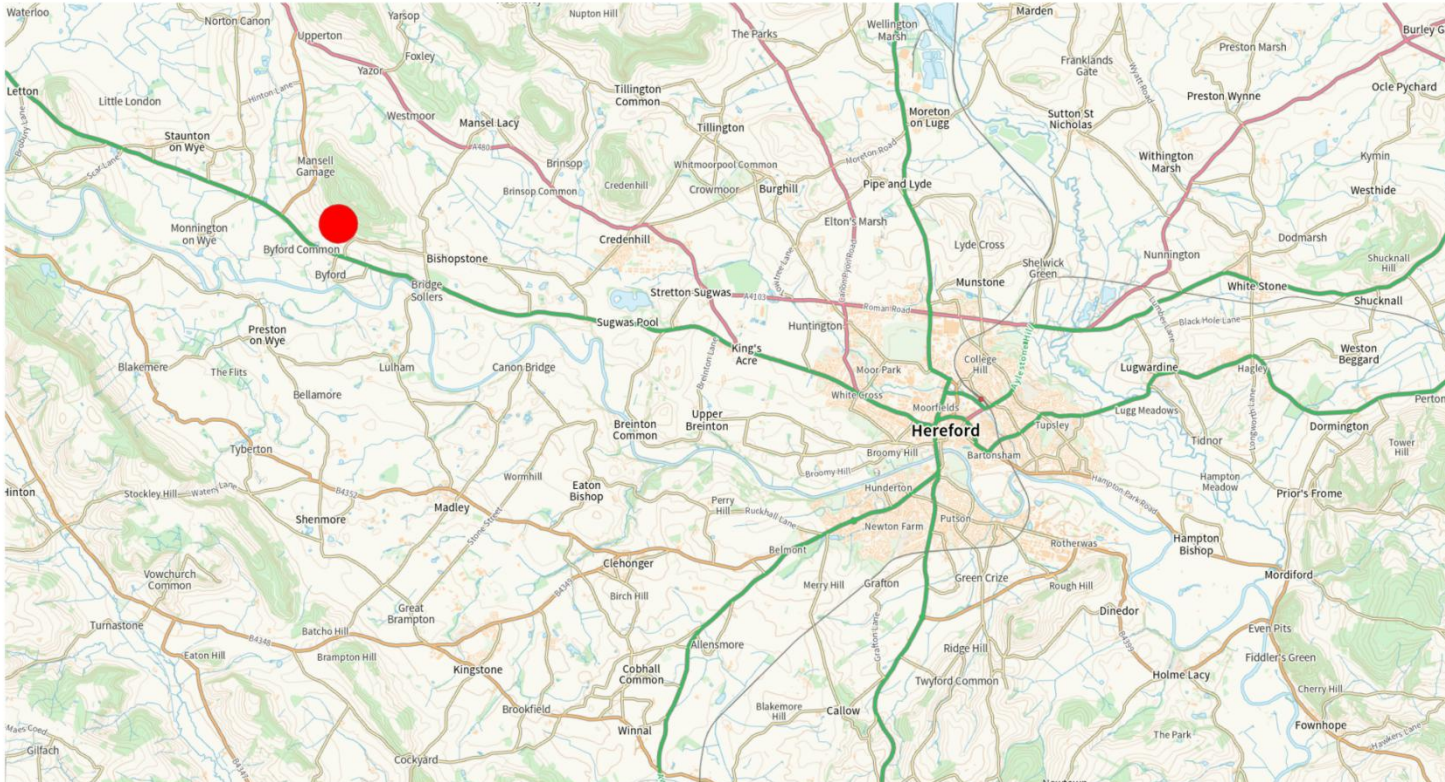
By appointment through Berrys. Please contact the agent (contact details below) to arrange an appointment.

VAT

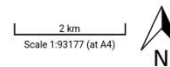
All prices, premiums and rents etc are quoted exclusive of, but may be subject to VAT at the prevailing rate.

Directions

Hereford – 8.3 miles
 Hay-on-Wye – 13 miles
 Leominster – 17.1 miles
 Ludlow – 28.2 miles
 Worcester – 33.8 miles



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Ref:

To book a viewing, please contact:

01743 271697

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 Shrewsbury, SY2 6FG