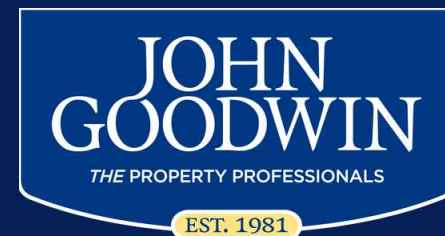




**AVAILABLE TO LET**  
**UNIT 1, LEADON COURT, FROMES HILL**

13,272 sq ft Industrial Warehouse





## PROPERTY OVERVIEW

- Industrial warehouse extending approximately 13,272 sq ft
- Eaves height 3.11m
- 3 Phase Power
- No. 3 sliding shutter doors
- Office and WC accommodation
- External parking to rear and side
- Prominent location with strong access links to M50 and M5 Motorways
- Guide rent: £43,000 Per Annum Exclusive

# SITUATION & LOCATION

Unit 1 Leadon Court occupies a picturesque position set back from the A4103, connecting Worcester and Hereford, and just east of Fromes Hill village, Bishops Frome. The A4103 provides strong access to local towns and cities including Ledbury, Bromyard, Hereford and Worcester as well as access to the motorway network via the M5 and M50.



Source: Google Maps 2026

Town/City	Distance	Drive Time
Ledbury	8 miles	15-20 minutes
Worcester	14 miles	25-30 minutes
Hereford	14 miles	25-30 minutes
Gloucester	25 miles	50-55 minutes
Monmouth	30 miles	50-55 minutes
Cheltenham	35 miles	55-65 minutes



# DESCRIPTION

Unit 1 Leadon Court provides a large industrial warehouse premises, at the end of a terrace of three industrial units. The building is of steel portal frame construction extending to 13,272 sq ft and benefits from an eaves height of 3.11m.

The unit offers open plan warehouse space plus office content to the front and rear as well as WC facilities. The unit has a front sliding shutter door, side shutter door and rear access doors. The unit is also served by a number of pedestrian doors to the front and side of the property.

Parking is available to the front of the property and to the side. There is land behind the property for storage/rear building access.

We understand the property is served by mains water and landlord sub-metered electricity supply. Drainage is provided via a private system.

# ACCOMMODATION

The premises extends to approximately 13,272 sq ft.

Accommodation	Size (sq ft)	Size (sq m)	Floor
Warehouse & Office	13,272	1,233	Ground
<b>Total</b>	<b>13,272</b>	<b>1,233</b>	



## SERVICES

We have been advised that landlord's three-phase electricity supply via submeter, water and drainage are connected to the property. The foul drainage is to a private sewer. This information has not been checked 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 imply that such items are in satisfactory working order and intending occupiers are advised to satisfy themselves where necessary.

## PLANNING & EPC

Interested parties are advised to confirm with the Local Planning Authority that their proposed use will be acceptable.

The property has an EPC Rating of C (72) <https://find-energy-certificate.service.gov.uk/energy-certificate/0673-0236-7249-4797-7006>.

## BUSINESS RATES

The Rateable Value is TBC. The premises have recently been altered and the Valuation Office Agency will need to visit to reassess the premises and determine a new rateable value.





## 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.

**RENT** - £43,000 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.

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

**DEPOSIT** - A deposit may be requested dependent upon covenant strength.

**AVAILABLE DATE** - The property is available to let from Summer 2026.

## VIEWING ARRANGEMENTS

The property is available for viewings through the Agent's Commercial Department.

Tel: 01531 634648 (Option 3)

E-Mail: [commercial@johngoodwin.co.uk](mailto:commercial@johngoodwin.co.uk)

Address: 3-7 New Street Ledbury, HR8 2DX

## DIRECTIONS

From the centre of Hereford, travel north east on Aylestone Hill which becomes the A4103. The property is approximately 14 miles from Hereford, situated just east of Fromes Hill village, on the left hand side of the A4103.

POST CODE: HR8 1HT

WHAT3WORDS: ///udder.reaction.costly

## GENERAL

Intending tenants 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 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 formally verified and therefore prospective tenants are requested to seek validation of all such matters prior to submitting a formal or informal intention to lease the property or enter into any contract.

# LETTING AGENTS

JOHN GOODWIN COMMERCIAL DEPARTMENT  
3-7 New Street Ledbury, HR8 2DX  
01531 634648 (Option 3)  
Commercial@johngoodwin.co.uk

**Adam Goodwin MRICS**

Chartered Surveyor & Director  
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**Katy Howes MRICS**

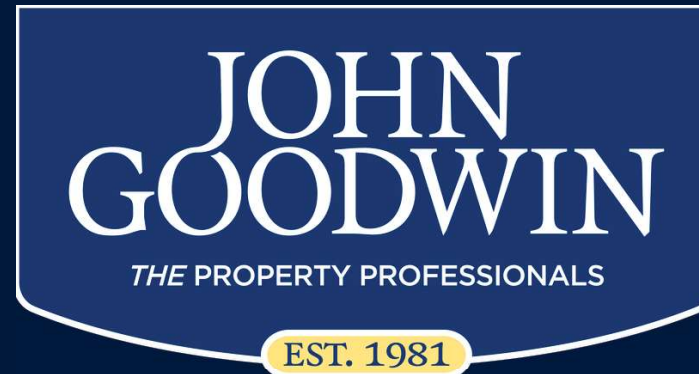
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MISREPRESENTATION ACT, 1967 - JOHN GOODWIN - Conditions under which particulars are issued: John Goodwin for himself and for the Vendors or lessors of this property whose agent he gives notice that:  
1. The particulars are set out as a general outline only for the guidance of intending purchasers or leases and do not constitute, nor constitute part of, an offer or contract.  
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of facts but must satisfy themselves by inspection or otherwise as to the correctness of each of them.