



# Sunderlands

Residential Rural Commercial

Chartered Surveyors • Commercial Property Consultants

## UNIT 7 FOLEY TRADING ESTATE HEREFORD HR1 2SF



TRADE COUNTER, OFFICE AND WAREHOUSE PREMISES SITUATED  
ON AN ESTABLISHED INDUSTRIAL ESTATE JUST EAST OF  
HEREFORD CITY CENTRE

- **Ground floor accommodation 134.85sqm (1451sqft)**
- **Roller-shutter door with timber/glazed display frontage behind**
- **Upper floor offices and mezzanine storage**
- **Dedicated car parking**

**TO LET**  
**£11,250 pax**

**Location** Foley Trading Estate lies within a mile or so east of Hereford city centre and its associated amenities and is situated adjacent to the B4224/Eign Road. The Estate has a range of other commercial occupiers such as Horizon Training, Hereford Radiators, Corporate Group together with a range of other occupiers such as gyms, studios and other leisure activities.

**Description** Unit 7 Foley Trading Estate is an effectively mid-terraced industrial unit constructed of a concrete portal frame clad in brick/blockwork with elements of metal cladding. The property has a front pedestrian access door alongside which is a manually operated roller-shutter door, behind this is a timber/glazed display frontage for the trade counter.

Internally the property has a good working eaves height of around 4.5m, a sectional concrete floor together with accommodation arranged to create a ground floor office alongside gents and ladies wc facilities, beyond which is a kitchen area and lobby with stairs leading up to the first floor accommodation. In addition, there is a large trade counter area with rear office and further stairs to the upper floor. At the rear is a storage/warehouse facility with additional mezzanine area.

At upper floor level there are 4 offices whilst to the front of the premises there is private forecourt parking.

**Accommodation** The premises have been measured on a gross internal area basis as follows:-

	Sqm	Sqft
<u>Ground Floor</u>		
Trade counter, office, wc's and kitchen	68.79	740
Rear storage area	66.06	711
<b>Sub Total</b>	<b>134.85</b>	<b>1,451</b>
<u>First Floor</u>		
4 offices	57.22	616
Mezzanine storage area	17.28	186
<b>Sub Total</b>	<b>74.50</b>	<b>802</b>
<b>TOTAL</b>	<b>209.35</b>	<b>2,253</b>

**Services** We understand that all mains services are connected or available.

**Terms** The property is available to lease on a minimum 3-year term at a rental of £11,250 per annum exclusive of outgoings. The lease will be on a tenant's repairing and insuring basis and it is anticipated that proportionate contributions will be required in due course in relation to common area maintenance, clearing of gutters, etc. The property is available to suitable tenants and appropriate references and identification will be required.

**Business Rates** We understand that according to the Valuation Office website the property is assessed as a Workshop and Premises with a Rateable Value of £11,750 such that qualifying tenants should be able to obtain maximum Small Business Rate Relief.

**Service Charge** Currently there is no service charge payable, but it is anticipated that arrangements will be put in place for limited maintenance requirements in the future.

**VAT** We understand that there is no VAT chargeable.

**Viewing** By appointment with the agents:  
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5a St Peter's Square, Hereford HR1 2PG  
Tel: 01432 276 202  
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The information in these particulars has been prepared as at 24 July 2020