



Sunderlands

Residential Rural Commercial

Chartered Surveyors • Commercial Property Consultants

STORAGE BARN BRICK HOUSE FARM, EDWYN RALPH, BROMYARD, HEREFORDSHIRE HR7 4LU



LARGE OPEN-PLAN STORAGE BARN AND YARD

- **7,600sqft of internal space.**
- **Good height to eaves**
- **Flexible Terms**
- **Yard Area of circa 0.15 acres**

TO LET
£10,000pax

Location

The subject industrial property is situated in a rural location near to the busy Brick House Farm. The property is situated northeast of the city of Hereford and southwest of the city of Worcester, just to the north of the town of Bromyard. To be precise the building is situated 12 miles from Hereford and 13 miles from Worcester. There is good accessibility coming from the nearby M5 motorway, the nearest access point being junction 7.

Description

The Barn at Brick House Farm comprises a building suitable for storage with a good-sized yard area adjoining. The barn internally comprises good open space currently subdivided by a concrete partitioning wall. It has a concrete base, steel portal frame beneath a pitched fibre cement clad roof. The barn has agricultural cladding on the elevations, with secure doors to one end. The doors open out to a level concrete yard area extending to approximately 0.15 acres with secure gates at the access point. Other businesses occupy properties in a close proximity which assists with site security.

Accommodation

The property has been measured on a gross internal area basis as follows:-

	Sqm	Sqft
Storage barn	706.06	7,600

Services

We understand the property benefits from mains electricity.

Business Rates

Not applicable to this property.

Terms

The premises is available to suitable tenants on flexible terms, subject to negotiation, at a rent of £10,000 per annum.

VAT

We understand VAT is not chargeable on the rent.

Legal Costs

Each side is responsible for their own.

Viewing

By appointment with the agents:
Sunderlands
5a St Peter's Square, Hereford HR1 2PG
Tel: 01432 276202
Email: james.dillon@sunderlands.co.uk

The information in these particulars has been prepared as at 30 October 2020.

