



Sunderlands

Residential Rural Commercial

Chartered Surveyors • Commercial Property Consultants

INDIVIDUAL OFFICE SUITES, MARSHALL BUSINESS CENTRE, FARADAY ROAD, HEREFORD HR4 9NS



INDIVIDUAL FIRST FLOOR OFFICE SUITES, TOGETHER WITH CAR PARKING ON THE NORTH SIDE OF CITY

- Shared use of kitchen
- Ample car parking
- Access 24 hours
- Flexible terms

TO LET FROM
£2,200 pax

Location The premises are situated to the north side of the city with access off Faraday Road and are part of the Westfields Trading Estate. Faraday Road leads into Grandstand Road, which in turn leads onto the A49.

Description The premises comprise a range of individual office suites at Marshall Business Centre all of which share the use of a kitchen. The accommodation has double glazing, suspended ceilings and recessed lighting together with heating by means of night storage. There is a shared communal entrance and cloakroom facilities.

Accommodation It is proposed to let the accommodation as individual secure rooms, although if required interconnecting doors can be provided subject to negotiation.

Services Rent includes the provision of heating, lighting, water, insurance and maintenance of the building. Please note that you will need to pay for your own telephone and broadband provision.

Terms Please note that the rent is subject to VAT and there is no other potential expense apart from telephone/broadband and Business Rates, which is explained below. The room size availability is as follows:

Room	Size	Rent
Yazor Room	36.51sqm (393sqft)	£6,400pa or £533.33 per month
Arrow Room	11.09sqm (119sqft)	£2,200pa or £183.33 per month
Lugg Room	16.26sqm (175sqft)	£3,100pa or £258.33 per month

Business Rates We understand the majority of these rooms are separately assessed and qualifying tenants should be able to obtain maximum Small Business Rate Relief.

Length of Lease Suites will be available on an easy in-easy out basis or can be for a guaranteed minimum period if required.

Viewing By appointment with the sole agents:
Sunderlands
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The information in these particulars has been prepared as at 19 August 2019 and updated 16 February 2022, 24 May 2022.