



Sunderlands

Residential Rural Commercial

Chartered Surveyors • Commercial Property Consultants

FIRST FLOOR OFFICE SUITE AT 178 WIDEMARSH STREET, HEREFORD HR4 9HN



WELL-PRESENTED, PROMINENT OFFICES WITH EXCELLENT
PARKING FACILITIES

- Total accommodation 95.96sqm (1,033sqft)
- Gas-fired central heating and independent fire alarm
- 6 parking spaces
- Central location, close to amenities

TO LET
£12,750 pa

Location These first floor offices are situated in a prominent location at the northern end of Widemarsh Street (on its eastern side) and having commanding views over Newtown Road, Widemarsh Street and the City Link Road. In the immediate vicinity is Signature Joinery, Tudor Building Supplies, Thrifty Car & Van Hire together with Underwoods Steel Stockholders. Both Hereford Railway Station and Bus Station are nearby and the premises has good accessibility to the City Link Road/Worcester Road and the A49. Hereford city centre and its associated amenities is around half-a-mile to the south.

Description This first floor office suite comprises 7 offices, a copy room and kitchen together with gents/ladies' WC facilities (incorporating kitchenette). It has its own door intercom and exclusive entrance which is approached from ground floor level and the premises benefits from artificial lighting, gas-fired central heating and elements of perimeter trunking for power sockets and data cabling. There is also a fire alarm and smoke detector/call points present. Outside there are 6 parking spaces.

Accommodation The accommodation is measured on a net internal basis as follows:-

	Sqm	Sqft
First Floor – 7 Offices, 1 copy room and kitchen	95.96	1,033

Services We understand the property has the benefit of gas, electricity, water and drainage. We understand the services are sub-metered.

Terms The property is available to let to suitable tenants on effectively full repairing and insuring terms at a rental of £12,750 per annum with further terms and conditions to be agreed by negotiation. Requisite anti-money laundering checks will be required.

VAT We understand that VAT is not payable on the rent.

Business Rates We understand the property has a Rateable Value of £9,000 in the 2023 Rating List and as such qualifying applicants should be able to claim maximum Small Business Rate Relief.

Legal Costs & EPC Each party is to be responsible for their own legal costs in drawing up the relevant lease documentation.

An EPC is available.

Viewing By appointment with the agents:
Sunderlands
Offa House, St Peter's Square, Hereford HR1 2PQ
Tel: 01432 356 161 (opt.4)
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The information in these particulars has been prepared as at 24 January 2025 and updated 3 November 2025.