



Sunderlands

Residential Rural Commercial

Chartered Surveyors • Commercial Property Consultants

SECOND FLOOR OFFICE SUITE, BERROWS BUSINESS CENTRE, HEREFORD, HR1 2HE



SELF CONTAINED SECOND FLOOR OFFICE SUITE SITUATED
IN A BUSY, ESTABLISHED OFFICE BUILDING

- Well finished internally
- Busy site
- Secure, self-contained office
- Parking available on request

TO LET
£10,000 pax

Location	Berrows Business Centre is located off the A438 where it meets Kyrle Street. As a point of reference it is opposite Hereford Police Station and next door to Hereford Magistrates Court Other occupiers of the property include Glasshouse Estate Agents and Taurus Healthcare Ltd.																		
Description	The office itself is self-contained on the second floor of the building. Internally it comprises an open plan office area, off which can be found a well-presented kitchen, as well as a rear office/ storage area. It further benefits from a partitioned reception area at the entrance. The suite is presented in good condition throughout, benefitting from required power sockets and network cabling. Externally a parking space is available separately, and there is a lift in the building meaning the suite is accessible for all.																		
Accommodation	The office has been measured on a net internal area basis as follows:- <table><tr><td></td><td>Sqm</td><td>Sqft</td></tr><tr><td>Entrance Area/ Reception</td><td>6.52</td><td>70.18</td></tr><tr><td>Open Plan Office</td><td>62.67</td><td>674.57</td></tr><tr><td>Rear Office</td><td>15.56</td><td>167.49</td></tr><tr><td>Kitchen</td><td>9.25</td><td>99.57</td></tr><tr><td>TOTAL</td><td>94</td><td>1,012</td></tr></table>		Sqm	Sqft	Entrance Area/ Reception	6.52	70.18	Open Plan Office	62.67	674.57	Rear Office	15.56	167.49	Kitchen	9.25	99.57	TOTAL	94	1,012
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Services	We understand the property benefits from mains water and electricity. These costs do not form part of the service charge. Communal W/C facilities are available and located on the same floor.																		
Business Rates	The suite is assessed in the 2023 Rating List as Offices and Premises with a rateable value of £7,300 per annum (due to be increased to £9,100 from 1 April 2026). This means qualifying tenants should be able to obtain maximum small business rate relief.																		
Terms	The unit is available to suitable tenants on effectively internal repairing and insuring terms at a rent of £10,000 per annum. A service charge is also payable at a rate of £3.50 per square foot for the maintenance of the building and communal areas.																		
VAT	We understand the rent is not subject to VAT.																		
Legal Costs	Each side to bear their own legal costs.																		
Viewing	By appointment with the agents - Sunderlands Offa House St Peter’s Square Hereford HR1 2PQ Tel: 01432 356161 Email: james.dillon@sunderlands.co.uk																		

The information in these particulars has been prepared as at 15 April 2025 and updated 2 February 2026.

