



Sunderlands

Residential Rural Commercial

Chartered Surveyors • Commercial Property Consultants

UNIT 3 WHARF INDUSTRIAL ESTATE, EARDISLEY, HEREFORD HR3 6NS



WELL-PRESENTED INDUSTRIAL UNIT WITH OFFICE
ACCOMMODATION AND YARD AREA

- **Private but accessible location**
- **Established trading estate**
- **Open-plan unit with adjoining office**
- **Adaptable and flexible premises**

TO LET
£700pcm exclusive

Location Unit 3 Wharf Industrial Estate is located on the southern edge of the village of Eardisley on an industrial estate currently occupied by a number of occupiers such as Eardisley Auto Services and JDW Building and Conservation. Eardisley is located circa 15 miles due west of the city of Hereford and 6 miles due south of the town of Kington, with access directly off the busy A4111.

Description Unit 3 Wharf Industrial Estate is situated at the rear of the site and comprises a semi-detached steel portal framed building with double-skin roof, brick elevations and a solid concrete floor.

Internally it offers an open-plan workshop space with an office/entrance area and WC facilities. There is a fire door at the rear and a large manual roller-shutter door to the front allowing vehicular access.

Externally it includes an open-plan yard space which could allow parking for circa 6-8 vehicles. The yard is spacious enough to allow for parking of vehicles while still permitting full vehicular access to the unit's roller-shutter door.

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

	Sqm	Sqft
Workshop	85.31	918.27
Office	7.20	75.50
WC and facilities	3.03	32.61
TOTAL	95.54	1,028.38

Terms The property is available to suitable tenants on an effectively full repairing and insuring lease, with flexible terms, at a rent of £700 per month exclusive of outgoings, payable monthly in advance.

VAT We understand that the rent is not subject to VAT.

Business Rates At this time we understand that the Rateable Value is currently being challenged due to the property being linked with others on site. We would expect the property to be below the Rateable Value threshold of £12,000, therefore allowing occupiers to potentially qualify for maximum Small Business Rate Relief.

Services We understand the property benefits from mains electricity, drainage and water.

Legal Costs Each side is responsible for their own legal costs.

Viewing By appointment with the agents:
Sunderlands, Offa House, St Peter's Square, Hereford HR1 2PQ
Tel: 01432 356 161 (opt.4) Email: james.dillon@sunderlands.co.uk

The information in these particulars has been prepared as at 6 October 2025 and updated 29 January 2026 and 15 April 2026.