



Sunderlands

Residential Rural Commercial

Chartered Surveyors • Commercial Property Consultants

UNIT 4 GLEBE FARM INDUSTRIAL ESTATE, STOKE EDITH, HEREFORD, HR1 4HG



WELL-PRESENTED INDUSTRIAL PREMISES IN ACCESSIBLE
CONVENIENT LOCATION

- Excellent parking and loading facilities
- Private established industrial area
- Approximately 545sqm (5,870sqft) in total
- Open-plan area with self-contained office space

TO LET

£18,000 per annum

Location Glebe Farm Industrial Estate is situated on the road linking Yarkhill and Stoke Edith, around 100 metres from its junction with the A438 Hereford/ Ledbury road. The city of Hereford is around 6 miles to the west, while Ledbury is located approximately 9 miles to the east and access to the M50 is only around 14 miles away.

Glebe Farm Industrial Estate is a popular site with a number of occupiers on site such as Oaktree Park Homes and Minerva Designs.

Description Unit 4 is a traditionally-constructed end-terraced industrial building with steel portal frame and good internal eaves height of circa 3.65m. Access to the premises is via both a pedestrian door and 3 large sliding industrial doors providing circa 4m of height. Internally the building provides open-plan accommodation for the most part with concrete floor together with rooflights. There is an administration/office area with a cloakroom at ground floor level together with an upper floor office located to one side of the building which has a separate access point off the shared yard area.

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

	Sqm	Sqft
Workshop	496.06	5,339.55
Offices/admin	48.94	526.79
TOTAL	545.00	5,866.33

Terms The unit is available on a new full repairing and insuring lease at an asking rent of £18,000 per annum with a minimum term requested of 3 years.

Parking Externally there is a large amount of car-parking available both immediately in front of the unit and in shared areas across the site.

Services We understand that mains electricity (3-phase) and water are connected, along with a private drainage supply.

Business Rates The property is assessed in the April 2023 Ratings List as having a Rateable Value of £16,250. Qualifying occupiers may be able to obtain a degree of Small Business Rate Relief.

Service Charge A service charge is applicable and is associated with the cost of maintenance of the site and septic tank.

VAT Rent and service charge are 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 356 161 (Opt.4) Email: james.dillon@sunderlands.co.uk

The information in these particulars has been prepared as at 21 November 2025 and updated 20 March 2026.