



# Sunderlands

Residential Rural Commercial

Chartered Surveyors • Commercial Property Consultants

## SECOND FLOOR OFFICES, 2-6 EIGN GATE HEREFORD HR4 0AB



SELF-CONTAINED SECOND FLOOR OFFICE SUITE  
IN POPULAR CITY CENTRE LOCATION

- **Prominent, central location**
- **Second floor accommodation – 152.96sqm (1,646sqft)**
- **Incentives available**

**TO LET**  
**£6,500 per annum**

**Location** 2-6 Eign Gate is located in a prominent position at the junction of Eign Gate, High Street and Broad Street with good access to all local amenities. Also within the immediate vicinity are premises occupied by the British Heart Foundation and F Hinds.

**Description** The premises comprise a second floor office within a well-presented Grade II Listed building, with their own entrance from All Saints Street. The accommodation has been redecorated in the last couple of years and benefits from electric heating together with a self-contained kitchenette and cloakroom/WC facilities. Strip-lighting is augmented by good natural light and the floor has been carpeted throughout.

Floor plans are available on the website.

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

|                                 | <b>Sqm</b> | <b>Sqft</b> |
|---------------------------------|------------|-------------|
| 5 Offices and kitchen/staffroom | 152.96     | 1,646       |

In addition, there are cloakrooms.

**Services** Mains electricity, water and drainage are connected with electric heating available primarily by means of night-storage heaters.

**Service Charge** A service charge will be levied to cover the costs to the landlord in respect of buildings insurance and maintenance of the exterior of the premises and any communal areas.

**VAT** We understand that VAT is chargeable on the rent and service charge.

**Business Rates** The Rateable Value for the second floor suite as at 1 April 2023 is £8,500. As of 1 April 2026 it will be increased to £9,800. Both these figures are below the Small Business Rate threshold meaning qualifying occupiers should be able to obtain maximum relief.

**Terms** The premises are available to let to suitable tenants on a new lease for a minimum period of 3 years at a rental of £6,500 per annum.

**Legal Costs** Each party is responsible for their own legal costs incurred.

**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](mailto:james.dillon@sunderlands.co.uk)

The information in these particulars has been prepared as at 28 November 2025.