



Sunderlands

Residential Rural Commercial

Chartered Surveyors • Commercial Property Consultants

OFFICE SUITE 2, EASTERS COURT LEOMINSTER HR6 0DE



WELL-PRESENTED FIRST FLOOR OFFICE ACCOMMODATION IN
ACCESSIBLE PROMINENT POSITION

- **Modern office accommodation**
- **Extensive external parking facilities**
- **Popular and well-positioned site**
- **Flexible lease terms available**

TO LET
£3,800 per annum

Location The property known as Easters Court is situated immediately off the A49/North Leominster roundabout at the northern side of the Leominster bypass. It is visible from the A49 and, therefore, benefits from good access by road. The property itself is situated approximately 12 miles north of the city of Hereford and 7 miles south of the town of Ludlow while the centre of the town of Leominster, with a population of more than 12,000 people, is situated less than 1 mile west of the subject property.

Description Easters Court consists of a modern 2-storey office building and sale room accompanied by a car park and yard area. The property is accessed off the A44 Mill Street which in turn links to the town of Leominster due west and the A49 immediately to the east.

The first floor includes a bright open reception area with several individual offices of varying sizes plus meeting rooms, boardrooms, storage areas, WCs and a kitchen/staffroom, all accessible from the central communal area.

Externally the property benefits from excellent onsite parking provisions with ample spaces for all staff associated with the use of each suite, with the cost of parking included within the rental agreement. There is a service charge in place to manage communal areas.

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

	Sqm	Sqft
Office Suite 2	70.42	758

Services Mains, electricity, water and drainage are connected, with electric wall-mounted heaters in situ and air conditioning.

VAT Chargeable on rent and service charge.

Business Rates The suite is currently assessed below below the Small Business Rate threshold meaning qualifying occupiers should be able to obtain maximum relief.

Terms The premises are available to suitable tenants on a new lease on flexible terms for a period to be negotiated, at an asking rent of £3,800 per annum.

Legal Costs Each party 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 11 December 2025.