



Sunderlands

Residential Rural Commercial

Chartered Surveyors • Commercial Property Consultants

6H THORN BUSINESS PARK HEREFORD HR2 6JT



MID-TERRACED WELL-PRESENTED INDUSTRIAL UNIT

- **Popular industrial location**
- **Good quality of finish throughout**
- **Useful mix of workshop and administration space**
- **Mezzanine floor included**

TO LET
£20,000 per annum

Location	The unit at Thorn Business Park is located on an established industrial development around 2.5 miles southeast of Hereford city centre and its associated amenities. A good variety of other firms operate at the Thorn Business Park including Weatherseal, Hereford Rewinds, Signs & Labels and many others.																							
Description	The property comprises a mid-terraced industrial unit offering both industrial and pedestrian access points. The unit itself comprises a steel portal frame with solid concrete base and a minimum eaves height of 4m with the roller-shutter door itself measuring 4.5m wide by 4m high. Internally it comprises an open-plan workshop area off which can be found ground floor office and stores to one side, while the other side has a useable mezzanine floor as well as a further rear storage area at the back of the property. Above the offices to one side there is first-floor storage as well which could be adapted into further office space if required. Externally there is parking immediately in front of the unit as well as communal parking spaces on other parts of the estate.																							
Accommodation	The property has the following areas measured on a gross internal area basis:- <table><tr><td></td><td>Sqm</td><td>Sqft</td></tr><tr><td>Industrial</td><td>216.17</td><td>2,326.83</td></tr><tr><td>Rear store</td><td>17.95</td><td>193.21</td></tr><tr><td>Admin areas</td><td>70.77</td><td>761.76</td></tr><tr><td>Mezzanine</td><td>48.15</td><td>518.28</td></tr><tr><td>First floor store</td><td>65.72</td><td>707.40</td></tr><tr><td>TOTAL</td><td>418.76</td><td>4,507.50</td></tr></table>				Sqm	Sqft	Industrial	216.17	2,326.83	Rear store	17.95	193.21	Admin areas	70.77	761.76	Mezzanine	48.15	518.28	First floor store	65.72	707.40	TOTAL	418.76	4,507.50
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Services	All mains services are connected.																							
Terms	The premises are available to let to suitable tenants at an asking rent of £20,000 per annum for a minimum term of 3 years. The property is let on effectively full repairing and insuring terms.																							
Service Charge	A service charge is payable to assist with maintenance of the estate. Please contact the agent for more information.																							
VAT	VAT is chargeable on the rent and service charge.																							
Business Rates	The property is assessed in the current Rating List at a Rateable Value of £12,250. This is being reassessed as of April 2026 and will now be £11,500 meaning qualifying tenants should be able to obtain maximum Small Business Rate Relief.																							
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																							

The information in these particulars has been prepared as at 18 December 2025.