



Sunderlands

Residential Rural Commercial

Chartered Surveyors • Commercial Property Consultants

YARD OFF FIR TREE LANE, ROTHERWAS HEREFORD, HR2 6FG



SECURE LEVEL YARD IN POPULAR INDUSTRIAL AREA

- **Well-fenced, level site**
- **Popular industrial area**
- **Private and secure**
- **Possibility for containers to be added**

TO LET
£16,000 per annum

Location	The yard at Fir Tree Lane is situated on the northern edge of Rotherwas Industrial Estate, specifically the top end of Fir Tree Lane itself where it meets the Welsh Water water treatment centre. In the immediate vicinity are popular occupiers such as HMS Engineering, The Smallest Cog and GB Group.		
Description	The area of ground itself is an open-plan triangular site with secure boundary fencing and double-gated access directly off Fir Tree Lane. The site has been levelled with crushed hardcore and offers frontage onto Fir Tree Lane helping to maximise exposure while also maintaining a high degree of security due to the established boundary fencing.		
Accommodation	The site has been measured on a gross external basis as follows:-		
		Sqm	Sqft
	Open yard area extending to circa	2,050	22,000
Terms	The site is available at a rent of £16,000 per annum. The specific terms of the lease are open to negotiation.		
Service Charge	There is no service charge associated with the site.		
VAT	VAT is not chargeable on the rent.		
Business Rates	The property has not been assessed for Business Rates as at the date of this brochure.		
Services	None connected at this time. However, it is possible to connect water, electric and waste.		
Legal Costs	Each party is responsible for their own legal costs incurred in the transaction.		
Viewing	By appointment with the agents: Sunderlands Offa House, St Peter's Square, Hereford HR1 2PQ Tel: 01432 356161 (opt.4) Email: james.dillon@sunderlands.co.uk		

The information in these particulars has been prepared as at 19 December 2025.