



Sunderlands

Residential Rural Commercial

Chartered Surveyors • Commercial Property Consultants

SUITE 2, THORPE HOUSE, 25 KING STREET, HEREFORD, HR4 9BX



FIRST FLOOR SELF-CONTAINED OFFICE SUITE IN A PROMINENT CENTRAL LOCATION

- Well-presented central position
- 7 individual rooms including individual offices and open-plan areas
- High-profile location
- Close to all city amenities

TO LET
£12,000 per annum

Location The first floor office suite at 25 King Street is located in very close proximity to Hereford Cathedral in the centre of the professional business district of Hereford. Notable occupiers in the immediate vicinity include a number of estate agents, both next door and opposite, as well as Harrison Clark Rickerbys Solicitors who occupy the second floor of the same building.

Description The accommodation is accessed via a shared entrance off King Street with a communal staircase leading to a dedicated first floor entrance. The entrance opens up to an open-plan reception area off which can be found 6 further office/staff areas. The property benefits from a central corridor allowing access to each individual room and has all amenities associated with modern office use.

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

	Sqm	Sqft
7 individual office suites	165.73	1,784

Terms The office suite is available to let to suitable tenants on an internal repairing and insuring lease at an asking rent of £12,000 per annum.

A minimum term is requested of 3 years.

Service Charge A service charge will be levied to cover the landlord's costs in respect of heating and cleaning of the common areas throughout the building. This charge does not include building insurance.

VAT Chargeable on rent.

Services Mains electricity, gas and water are provided to the building and form part of the service charge expenditure.

Business Rates The property has been assessed in the 2023 Ratings List as having a Rateable Value of £14,500. This will decrease on 1 April 2026 to £13,000 meaning qualifying tenants should be able to obtain a degree of Small Business Rate Relief.

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

Viewing By appointment with the agents:
Sunderlands
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The information in these particulars has been prepared as at 19 December 2025 and updated 2 February 2026.