



Sunderlands

Residential Rural Commercial

Chartered Surveyors • Commercial Property Consultants

SUITE 5, SME HOUSE, HOLME LACY ROAD HEREFORD HR2 6DR



INDIVIDUAL GROUND FLOOR OFFICE SUITE WITH CAR PARKING
AND EXCELLENT FACILITIES

- **Excellent modern offices**
- **Reversible air conditioning, double glazing and perimeter trunking**
- **Secure premises with good quality communal areas**
- **Inclusive rental charge**

TO LET
£2,080 per annum

Location The subject property is situated on the northern side of Holme Lacy Road alongside The Wye Inn and opposite St Clares Court. Hereford City Centre and its associated amenities are approximately 2 miles to the northwest whilst Rotherwas Industrial Estate is to the immediate east.

Description Suite 5 is a recently refurbished office suite which is finished to an excellent standard. It benefits from suspended ceilings with LED lighting, carpeted floors, perimeter trunking/datapoints together with reversible air conditioning and double glazing.

There is a communal kitchen which is smartly fitted out and we understand that fibreoptic broadband may be available. The premises themselves have appropriate fire and security alarms together with door entry system. There are car parking facilities outside.

There are a number of other occupiers in SME House and the parking extends to the front and side of the premises.

Accommodation The accommodation is to be let as individual, secure rooms and availability is as follows:-

	Sqm	Sqft
Office Suite 5	14	193

Services The rent and maintenance charge provides for electricity, water, drainage, refuse together with cleaning of the offices and common areas together with providing a sinking fund for the maintenance.

Terms The office is available to let for a minimum term of 3 years at a rental of £2,080 per annum with a service charge payable for maintenance, drainage, refuse etc of £864 per annum.

VAT We understand that VAT is payable on the rent.

Business Rates We understand that Office 5 is assessed at a Rateable Value of £850. As a result, qualifying tenants should be able to obtain maximum Small Business Rate Relief.

Viewing By appointment with the agents:
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The information in these particulars has been prepared as at 27 January 2026.