



Sunderlands

Residential Rural Commercial

Chartered Surveyors • Commercial Property Consultants

FIRST FLOOR OFFICES AT 41 BRIDGE STREET HEREFORD HR4 9DG



WELL PRESENTED FIRST FLOOR OFFICE ACCOMMODATION IN
CITY CENTRE LOCATION

- City centre location
- Attractive period features
- Central heating
- Flexible terms

TO LET
£6,000pa inc

Location The first floor offices at 41 Bridge Street are located on the western side of Bridge Street and approached by means of a passageway between 40 and 41 Bridge Street. This is the main business district in Hereford and in the vicinity are estate agents, accountants and solicitors offices. There are public car parks nearby in which spaces can be rented on a long term basis.

Description The subject property occupies space on the first floor of a prominent office building on Bridge Street. A staircase to the rear of 41 Bridge Street provides access to a communal landing on the first floor where access is gained directly into the offices. Internally the office comprises 3 good sized rooms as well as a small hallway and ancillary room for storage. The offices have attractive period features such as exposed beams and large windows directly overlooking Bridge Street allowing ample sunlight.

Opposite the first floor entrance to the offices there is a kitchenette and WC which are shared with other occupiers of the building.

Accommodation Measured on a net internal area basis the property affords the following accommodation:

	Sqm	Sqft
Office Room 1	17.05	184
Office Room 2	5.55	60
Office Room 3	9.20	99
TOTAL	31.80	343

Services We understand that all mains services are connected or available to the property.

Rates The rates are currently split across the 3 rooms but combined equate to £3,950 (due to be increased to £4,550 from 1 April 2026). Small Business Relief is available.

Terms The premises are available to suitable tenants on the basis of a new internal repairing and insuring lease on potentially flexible terms at a commercial rental of £6,000 per annum inclusive of services.

VAT We understand VAT is not chargeable on the rent

Legal Costs Each side is responsible for their own legal costs

Viewing By appointment with the agents:
Sunderlands
Offa House, St Peters Square, Hereford, HR1 2PQ
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The information in these particulars has been prepared as at 30 January 2026.