



Sunderlands

Residential Rural Commercial

Chartered Surveyors • Commercial Property Consultants

GROUND FLOOR STUDIO/OFFICE BERROWS BUSINESS CENTRE, HEREFORD, HR1 2HE



SELF-CONTAINED GROUND FLOOR STUDIO/OFFICE
NEAR HEREFORD CITY CENTRE

- Well-finished internally
- Parking space included
- Secure roller-shutter over entrance door
- No Business Rates liability

TO LET
£9,000 pax

Location Berrows Business Centre is located off the A438 where it meets Kyrle Street. As a point of reference it is opposite Hereford Police Station and next door to Hereford Magistrates Court with other occupiers including Glasshouse Estate Agents and Taurus Healthcare Ltd.

The ground floor unit is at the rear of the main Berrows building and directly off Kyrle Street. The vehicular entrance to this part is opposite Kyrle House Physical Therapy.

Description The ground floor studio is self-contained with a secure access point. Internally it comprises an open-plan area which includes a kitchenette. It is presented well with ample natural light and has a raised stage area at the rear. It has good ceiling height and offers a degree of privacy while benefitting from being close to Hereford city centre.

Externally a parking space is included which is situated immediately opposite the main suite entrance.

Accommodation The studio space has been measured on a net internal area basis as follows:-

	Sqm	Sqft
Open-plan office/studio	70.13	754.87

Services We understand the property benefits from mains water and electricity. These costs do not form part of the service charge.

There are communal W/C facilities available on site.

Business Rates The suite is assessed in the April 2026 Rates List as Warehouse and Premises with a rateable value of £4,450. Qualifying tenants should be able to obtain maximum Small Business Rate Relief.

Terms The unit is available to suitable tenants on effectively full repairing and insuring terms at a rent of £9,000 per annum.

A service charge is also payable to assist with maintenance of the building and communal areas.

VAT We understand the rent and service charge are not subject to VAT.

Legal Costs Each side to bear their own legal costs.

Viewing By appointment with the agents
Sunderlands
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The information in these particulars has been prepared as at 6 February 2026.