



Sunderlands

Residential Rural Commercial

Chartered Surveyors • Commercial Property Consultants

UNIT 1, WATERY LANE HEREFORD HR2 6JW



DETACHED WORKSHOP UNIT ON SECURE YARD
IN POPULAR INDUSTRIAL AREA

- Secure yard
- Accessible location
- Flexible terms
- Good height internally

TO LET
£14,000 per annum

Location	Unit 1 Watery Lane is located just south of Rotherwas Industrial Estate, the main industrial area in the city of Hereford. If heading into Rotherwas Industrial Estate via Holme Lacy Road turn right onto Lower Bullingham Lane and then immediately left onto Watery Lane. Head along Watery Lane for circa 1 mile and Unit 1 Watery Lane will be found on the left-hand side prior to reaching City Auto Repairs & Spares. If attending the site via the A49 turn right onto the Rotherwas Relief Road, B4399. After circa 1.5 miles turn left onto Watery Lane, head past City Auto Repairs & Spares and the property will be on the right-hand side.		
Description	Unit 1 comprises a detached workshop premises with a standalone office space situated within a converted container unit on a plot extending to circa 0.28 acres.		
	The workshop itself has good height internally, has a solid concrete base, 3-phase power and WC facilities. It benefits from a large sliding access door leading directly to the secure open yard.		
	The property has secure boundary fencing and large vehicle access point.		
Accommodation	The unit has the following approximate areas measured on a gross internal area basis:-		
		Sqm	Sqft
	Workshop	216	2,325
	Container office space	40	430
	The secure yard extends to circa 0.28 acres.		
Services	The property benefits from mains electricity, water and drainage.		
Terms	The premises are available to let to suitable tenants at an asking rent of £14,000 per annum on flexible terms.		
VAT	VAT is chargeable on the rent.		
Business Rates	The property is assessed in the April 2026 Rating List as having a Rateable Value of £14,750. This means qualifying tenants should be able to obtain a degree of Small Business Rate Relief.		
Legal Costs	Each party is responsible for their own costs incurred.		
Viewing	By appointment with the agents: Sunderlands Offa House, St Peter’s Square, Hereford HR1 2PQ Tel: 01432 356 161 (Option 4) Email: james.dillon@sunderlands.co.uk		

The information in these particulars has been prepared as at 5 March 2026 and updated 28 April 2026.