



Sunderlands

Residential Rural Commercial

Chartered Surveyors • Commercial Property Consultants

14 ST OWEN STREET HEREFORD HR1 2PL



CENTRALLY-LOCATED ATTRACTIVE OFFICE PREMISES WITH
PARKING INCLUDED

- **Well-presented accommodation**
- **Central and accessible**
- **Parking for up to 6 vehicles**
- **Small Business Rates Relief available**

TO LET
£18,000 per annum

Location 14 St Owen Street is located on the southern side of St Owen Street, 0.1 miles east of Hereford city centre and its associated amenities. There are a range of other occupiers in the immediate vicinity such as Oakleys Accountants, Marches Law and Hereford City Hall. Hereford city centre's amenities are only a short walk away and St Owen Street itself is a popular vehicular and pedestrian route into and out of the city centre.

Description The building has most recently been used as office accommodation by a firm of accountants. On entering the property from the front of the building at ground floor there is a well-presented reception area with private meeting room behind. The building extends to the rear offering a mix of open-plan and individual office suites with WC facilities and kitchenettes at both ground and first floor. There is a central staircase leading up to the first floor where there are a further 4 office suites as well as an area currently used as a staffroom.

Externally there is a central courtyard which leads to a rear passageway which opens directly onto a private parking area which has space for circa 6 vehicles, with this car park accessed off East Street which is located to the south. The car park is shared with a next-door occupier, however any potential occupier would have a designated area for all 6 vehicles as quoted.

Accommodation The property has the following area measured on a net internal area basis:-

	Sqm	Sqft
<u>Ground Floor</u>		
Reception	26.40	284.17
Open-plan office	23.09	248.54
Corridor/office	14.00	150.70
Office room 1	6.46	69.53
Office room 2	11.44	123.14
Sub-Total	81.39	876.00
<u>First Floor</u>		
Office 3	17.35	186.75
Office room 4	9.60	103.30
Staffroom	29.25	314.84
Office 5	7.88	84.12
Office 6	15.48	166.63
Sub-Total	79.56	856.00
Overall Total	161.00	1,732.00

Terms The property is available on new full repairing and insuring terms at an asking rent of £18,000 per annum with a minimum term requested of 3 years.

Services	We understand the property benefits from mains water, electricity and drainage and also has air-conditioning units installed.
Business Rates	The property has been assessed in the April 2026 Ratings List as having a Rateable Value of £9,800 per annum. Qualifying occupiers should be able to obtain Small Business Rate Relief.
VAT	We understand VAT is chargeable on the rent.
Legal Costs	Each side to bear their own legal costs.
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 13 March 2026.

