



Sunderlands

Residential Rural Commercial

Chartered Surveyors • Commercial Property Consultants

OFFICES AT JUBILEE BUILDING, FARADAY ROAD, HEREFORD, HR4 9PB



WELL-PRESENTED OFFICE ACCOMMODATION
IN ACCESSIBLE LOCATION

- Flexible terms
- Parking included
- Air-conditioning
- 24-hour access

RENT
£175 per month

Location The offices at Jubilee Building are situated within the Westfields Trading Estate area which has direct access onto Faraday Road/Red Barn Drive and thereafter to Grandstand Road and major roadways such as the A49 and A438. The building is currently occupied on the ground floor by Hereford Industrial Supply, while further occupiers in the immediate vicinity include RJ Francis accountants, SES Hereford, Kestrel Carpets and Roman Glass.

Description The office accommodation is currently split into a number of smaller suites ranging from individual rooms to larger multi-let areas. All offices are located on the first floor of the building and are accessed via a communal entrance point at ground floor with a staircase leading up to a code-locked first floor corridor. Off this corridor are a number of office rooms, some of which are internally linked, with there being communal WC facilities and kitchenette. The offices in question benefit from suspended ceilings, diffused strip lighting, plaster walls and carpeted floors with heating/air-conditioning mounted internally. There is an abundance of natural light via large windows with access possible 24/7.

Externally there is a large car park at the rear offering ample parking for any interested party at no additional cost.

Accommodation The property has been measured on a net internal basis as follows:-

	Sqm	Sqft
Office 9	14.97	161.14
Office 10	14.97	161.14

Terms Flexible licences are available.
Office 9 £175 per month
Office 10 £175 per month

Services The rent includes the cost of utilities and building insurance.

Maintenance Charge Each suite is liable for a small maintenance charge which is associated with the overall upkeep of the building and communal areas. For the current period this equates to an extra 5% on top of the rent for each unit and is payable monthly in addition to the rent.

VAT VAT is chargeable on the rent and maintenance charge.

Business Rates Each suite is below the Small Business Rate threshold, therefore qualifying tenants should be able to obtain maximum relief from Business Rates.

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 (Opt.4) Email: james.dillon@sunderlands.co.uk

The information in these particulars has been prepared as at 19 June 2026.