



Sunderlands

Residential Rural Commercial

Chartered Surveyors • Commercial Property Consultants

WORKSPACES AT BASTION MEWS, UNION STREET HEREFORD, HR1 2BT



EXCELLENT QUALITY WORKSPACES LOCATED IN A CENTRAL
HEREFORD POSITION

- **Easy in/easy out terms**
- **High-speed broadband available**
- **Perfect for start-ups and small businesses**
- **Excellent specification**

TO LET
£650pcm

Location	Bastion Mews is located in a central position just outside Hereford City centre within a popular trading area. The site has direct access off both Union Street and Bath Street, with a number of established occupiers in the immediate vicinity.								
Description	Bastion Mews has been given a new lease of life and now features a range of unique spaces for small indie businesses and startups. Manbro have upcycled shipping containers to provide Hereford’s exciting entrepreneurs and professionals a space to setup home. The owners provide the workspace; you bring the magic! Each space is a blank canvas, and occupiers are encouraged to make the space their own - somewhere to grow your business and expand your brand. The workspaces benefit from internal heating/ ac units, fast fibre internet, ample power points, communal facilities, security cameras externally, on site bike store and daily cleaning and maintenance of all communal areas.								
Accommodation	The floor area is measured on a net internal area basis as follows:- <table><tr><td></td><td>Sqm</td><td>Sqft</td></tr><tr><td>Workspace 1 - (double)</td><td>27.85</td><td>300</td></tr></table>				Sqm	Sqft	Workspace 1 - (double)	27.85	300
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Services	Mains electricity is connected to each unit, with the site as a whole benefitting from mains water and drainage.								
Service Charge	No service charge is payable. Each workspace is individually metered, with occupiers responsible for their own electricity usage. A fixed charge of £20 pcm is payable for water and drainage, together with £20 pcm for superfast broadband.								
VAT	VAT is not chargeable.								
Broadband	High-speed broadband is included subject to the above charge.								
Business Rates	We understand that all units as standalone lettings fall below the business rates threshold of £12,000. If multiple units are taken, or if the unit is occupied in associated with other sites, then rates may be payable.								
Terms	The premises are available to let on easy in/easy out terms on a Licence agreement for a period of 12 months initially. The unit is available from 27th July 2026. Double Workspaces are charged at £650 per month. An initial deposit is payable equivalent to 1 months’ Licence fee. We reserve the right to request references prior to any agreement commencing.								

Legal Costs

All parties are to be responsible for their own legal costs incurred in completing the licences.

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 11 May 2026.

