



Sunderlands

Residential Rural Commercial

Chartered Surveyors • Commercial Property Consultants

UNITS 2A & 3 ROCKFIELD ROAD INDUSTRIAL ESTATE, BARRS COURT WORKS, HEREFORD, HR1 2UA



WORKSHOP UNIT ON AN ESTABLISHED INDUSTRIAL ESTATE
CLOSE TO THE CITY CENTRE

- Total accommodation 254.70sqm (2,742sqft)
- New roof added recently
- Parking facilities
- Central and accessible

TO LET
£12,000 per annum

Location	Rockfield Road is situated just off the southern side of Aylestone Hill (A465), almost opposite the junction with Barrs Court Road. Hereford Railway Station, the County Hospital and Hereford Bus Station are within the vicinity. Hereford city centre, together with its associated amenities, is circa 0.5 miles south. Other occupiers in the immediate vicinity include Rockfield Distillery, PJ's Windows, Taylor Bushnell and Rockfield Motor Services.								
Description	2A & 3 Rockfield Road comprises a traditionally constructed single storey commercial premises with load bearing brick walls and pitched roofs. It has recently fitted UPVC windows and loading doors to one end. The building has sectional concrete floors throughout the accommodation, together with strip lighting, in addition to which there is a cloakroom/wc in the main premises and a separate office/wash room block with adjoining cloakroom facilities. Most recently the property was used as a doggy daycare facility.								
Accommodation	The property was measured on a gross internal area basis as follows: <table><thead><tr><th></th><th>Sqm</th><th>Sqft</th></tr></thead><tbody><tr><td>Ground floor – main dog room, mess room, reception and grooming room together with wc facilities</td><td>254.70</td><td>2,742</td></tr></tbody></table> There are 4 parking spaces to the side of the unit.				Sqm	Sqft	Ground floor – main dog room, mess room, reception and grooming room together with wc facilities	254.70	2,742
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Services	We understand mains electricity, water and drainage is available.								
Terms	The property is offered To Let at an asking rent of £12,000 per annum with a minimum term requested of 3 years.								
Business Rates	As at 1 April 2026 the property has a Rateable Value of £13,250 and is assessed as a Doggy Daycare Centre and Premises. Qualifying occupiers may be able to obtain a degree of Small Business Rate Relief.								
VAT	We understand VAT is not payable on the rent.								
Legal Costs	Each side is to be responsible for their legal costs incurred.								
Viewing	By appointment with the agents: Sunderlands, Offa House, St Peter's Square, Hereford, HR1 2PQ Tel: 01432 356161 (Opt.4) Email: james.dillon@sunderlands.co.uk								

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