



Sunderlands

Residential Rural Commercial

Chartered Surveyors • Commercial Property Consultants

UNIT 26/27 FOLEY TRADING ESTATE HEREFORD HR1 2SF



SUBSTANTIAL TRADE COUNTER/WAREHOUSE PREMISES SITUATED
ON AN ESTABLISHED INDUSTRIAL ESTATE JUST EAST OF
HEREFORD CITY CENTRE

- Ground floor accommodation 405.52sqm (4,365sqft)
- Roller-shutter door and requisite welfare facilities
- Dedicated car-parking

TO LET
£24,000 pax

Location Foley Trading Estate lies within a mile or so east of Hereford city centre and its associated amenities and is situated adjacent to the B4224/Eign Road. The Estate has a range of other commercial occupiers such as Nationwide Crash Repair Centre, The Core Skate, Hereford Yoga Centre and Pure Studios together with a range of other occupiers such as gyms, studios and other leisure activities.

Description Unit 26/27 Foley Trading Estate is effectively a mid-terraced industrial unit constructed of concrete portal frame clad in brick/blockwork with elements of metal cladding. The property has a front pedestrian access door/reception entrance together with a manually-operated roller-shutter door.

Internally the premises has a good working eaves height of around 4.5m, together with largely open-plan accommodation except for the provision of the reception/office area, a small storage area and gents/ladies' WC facilities.

Accommodation The premises have been measured on a gross internal area basis as follows:-

	Sqm	Sqft
Ground Floor – Main warehouse area, reception/office and store, gents/ladies' WC facilities	405.52	4,365

Services We understand that all mains services are connected or available.

Terms The property is available to lease on a minimum 3-year term at a rental of £24,000 per annum exclusive of outgoings. The lease will be on a tenant's repairing and insuring basis and it is anticipated that proportionate contributions will be required in due course in relation to common area maintenance, clearing of gutters, etc. The property is available to suitable tenants and appropriate references and identification will be required.

Business Rates To be established

Service Charge Currently there is no service charge payable, but it is anticipated that arrangements will be put in place for limited maintenance requirements in the future.

VAT/EPC We understand that there is no VAT chargeable. EPC band C.

Legal Costs Each side is 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: t.reed@sunderlands.co.uk

The information in these particulars has been prepared as at 2 June 2026.