



Sunderlands

Residential Rural Commercial

Chartered Surveyors • Commercial Property Consultants

UNIT 7 FOLEY TRADING ESTATE HEREFORD HR1 2SF



REFURBISHED TRADE COUNTER, OFFICE AND WAREHOUSE
PREMISES SITUATED ON AN ESTABLISHED INDUSTRIAL ESTATE
JUST EAST OF HEREFORD CITY CENTRE

- **Ground floor accommodation 155.20sqm (1,671sqft)**
- **Roller-shutter door and excellent facilities**

TO LET
£14,000 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 Horizon Training, Pure Studios, Hereford Yoga Centre together with a range of other occupiers such as gyms, studios and other leisure activities.																	
Description	Unit 7 Foley Trading Estate is a refurbished 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 alongside which is a modern manually-operated roller-shutter door. Internally the property is well presented and has a good working eaves height of around 4.5m, a sectional concrete floor together with accommodation arranged so as to provide a front trade area counter, rear lobby, rear warehouse and cloakroom/kitchen facilities all of which have been updated in the recent past. At upper floor level there are 4 offices whilst to the front of the premises there is private forecourt parking.																	
Accommodation	The premises have been measured on a gross internal area basis as follows:- <table><tr><td></td><td>Sqm</td><td>Sqft</td></tr><tr><td>Ground Floor – Front trade counter, rear lobby, rear warehouse and cloakroom/kitchen facilities</td><td>155.20</td><td>1,671</td></tr><tr><td>First Floor – 3 offices</td><td>74.50</td><td>802</td></tr><tr><td>Mezzanine deck in rear warehouse</td><td>17.59</td><td>189</td></tr><tr><td>TOTAL</td><td>247.29</td><td>2,662</td></tr></table>				Sqm	Sqft	Ground Floor – Front trade counter, rear lobby, rear warehouse and cloakroom/kitchen facilities	155.20	1,671	First Floor – 3 offices	74.50	802	Mezzanine deck in rear warehouse	17.59	189	TOTAL	247.29	2,662
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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 £14,000 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	We understand that according to the Valuation Office website the property is assessed as a Workshop and Premises with a Rateable Value of £14,000 such that qualifying tenants may be able to obtain an element of Small Business Rate Relief.																	
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 B.																	
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.