



Sunderlands

Residential Rural Commercial

Chartered Surveyors • Commercial Property Consultants

UNIT 3A, STATION INDUSTRIAL ESTATE BROMYARD, HR7 4HP



WELL-PRESENTED OFFICE PREMISES IN POPULAR TRADING AREA

- Ample parking externally
- Well-presented air-conditioned suite
- Popular trading area
- Close proximity to busy A44

TO LET
£8,000 per annum

Location	Unit 3A Station Industrial Estate is located just outside the town of Bromyard off the B4203 which in turn provides direct access onto the A44 Bromyard bypass. The Bromyard bypass provides a direct route between the towns of Worcester and Leominster. Bromyard is immediately on the doorstep while Worcester is located approximately 15 miles east, Leominster approximately 12 miles west and Hereford 15 miles southwest. Motorway access is provided at junction 7 of the M5 which is approximately 7 miles due east of the subject property.								
Description	Unit 3A is a partially-linked single-storey office property with flat roof and large parking area. The property itself has two entry points, one from the west, one from the east, with the entry point off the west coming from the main parking area. There is a small entrance foyer opening up into a large open-plan office area off which can be found a small kitchenette and WC. Continuing through the property there is another large open office room while to the back there are 2 further office areas, a storage room and further kitchenette and WC. At the rear of the property is the aforementioned second access point which opens up to a rear pedestrian route running along the north of the existing Bromyard Plumbing & Electrical Supplies building. The property has the benefit of UPVC windows throughout, fully-installed air-conditioning system and a security alarm.								
Accommodation	The office area has been measured on a net internal area basis as follows:- <table><tr><td></td><td>Sqm</td><td>Sqft</td></tr><tr><td>4 x Office areas</td><td>80.47</td><td>866.17</td></tr></table>				Sqm	Sqft	4 x Office areas	80.47	866.17
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Services	We understand the property has the benefit of mains electricity, water and drainage.								
Terms	The office is available to lease on flexible terms at an asking rent of £8,000 per annum exclusive of outgoings.								
Business Rates	As of 1 April 2026 the Rateable Value is £8,500. Maximum Small Business Rate Relief should be available.								
Service Charge	A small service charge is payable in relation to overall Estate maintenance.								
VAT	VAT is chargeable on service charge and rent.								
Legal Costs	Each side is responsible for 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 7 July 2026.