



Sunderlands

Residential Rural Commercial

Chartered Surveyors • Commercial Property Consultants

UNIT 4 , CALLOW HILL BUSINESS PARK, HEREFORD ROAD, LEDBURY, HR8 2PZ



MODERN NEWBUILD INDUSTRIAL UNIT IN ACCESSIBLE PRIVATE LOCATION

- **Newly-constructed property**
- **4 roller-shutter access points**
- **Separate office accommodation**
- **Extensive yard space to the front**

ASKING RENT
£27,000 per annum

Location	Unit 4 Callow Hill Business Park is situated in a rural position circa 5 minutes due west of the market town of Ledbury and around 15 minutes due east of the city of Hereford. The unit is accessed via a private gated road directly off Hereford Road (A438). Other commercial users are present in the immediate area such as Queenswood School and Highway Care.														
Description	Unit 4 is a semi-detached property offering a useful mix of office accommodation and industrial space. To the front of the building is an open yard area offering extensive parking and loading facilities. The building itself is accessed via a single pedestrian door which leads to an office area, but also has 4 large roller-shutter doors, each with a height of circa 5m and a width of 4m. When entering the property via the UPVC pedestrian door one enters the office area which could also serve as a reception. Off this office are openings through to further office accommodation but also one directly into the open-plan workshop which has a solid concrete base beneath a steel portal frame and double-skin roof. At the rear of the workshop are WC and staff facilities with it noted that an inspection pit is present which could be utilised by an incoming tenant.														
Accommodation	The property has the following areas measured on a gross internal area basis:- <table><tr><td></td><td>Sqm</td><td>Sqft</td></tr><tr><td>Industrial workshop area</td><td>388.03</td><td>4,177.26</td></tr><tr><td>Offices</td><td>115.29</td><td>1,240.97</td></tr><tr><td>Total</td><td>503.32</td><td>5,418.23</td></tr></table>				Sqm	Sqft	Industrial workshop area	388.03	4,177.26	Offices	115.29	1,240.97	Total	503.32	5,418.23
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Total	503.32	5,418.23													
Services	We understand the property benefits from mains electricity, water and drainage.														
Terms	The property is available to lease for a minimum term of 3 years at an asking rent of £27,000 per annum on effectively full repairing and insuring terms.														
VAT	We understand VAT is chargeable in respect of the rent to be paid.														
Business Rates	At present the property is assessed as part of Units 1-3. Therefore, it is required to be split which would take place in due course.														
Legal Costs	Each party is responsible for their own legal costs incurred.														
Viewing	By appointment with the agents: Sunderlands Offa House, St Peter’s Square, Hereford HR1 2PQ Tel: 01432 356 161 (Option 4) Email: james.dillon@sunderlands.co.uk														

The information in these particulars has been prepared as at 7 August 2026