



Units 1-3 Callow Hill Business Park, Hereford, HR8 2PZ



Sunderlands
Residential Rural Commercial



Units 1-3 Callow Hill Business Park
Hereford Road
Hereford
HR8 2PZ

Summary of features

- Private and secure site.
- Good access off busy transport route.
- Extensive yard space.
- Useful mix of industrial and office.

TO LET
Asking Rent: £60,000pa

Situation:

Callow Hill Business Park is situated in a rural position circa 5 minutes due west of the town of Ledbury and circa 15 minutes due east of the city of Hereford. The site is situated immediately off the busy A438 (Hereford Road) which itself provides access to the A417, with the M50 dual carriageway circa 8.4 miles southeast of the property.

Description:

Units 1-3 Callow Hill Business Park comprise a semi-detached primarily industrial property with a mixture of office and administration areas. The property is split into 3 distinct units all of which benefit from their own pedestrian access points and industrial access doors, with all units currently internally linked as the previous occupier used all 3 themselves.

On the eastern side of the building is Unit 3 which comprises a 2-storey office area with UPVC double-glazed windows and its own dedicated access point off a large yard area. This office area opens up into the workshop which offers extensive industrial space with a dedicated large roller-shutter door, as well as a small individual storage area and a workshop. The next unit along is known as Unit 2 and is open internally to Unit 3 and the further-along Unit 1.

This unit also has a large roller-shutter door but includes a 2-storey office area internally. This office area is not open to the external area and is currently used as a staff area and administration room on the first floor.

Unit 1 at the far end has an internal double door leading to Unit 2. Unit 1 is the smallest of the 3 areas available and has a large sliding door at the entrance as opposed to a roller-shutter, with a large covered yard adjoining its southern wall.

To the front of all units is a dedicated yard area which would all be included within the letting as well as there being space around the site for additional overflow parking or yard space if required.

As far as we are aware the property has all necessary access rights and there are no restrictions limiting hours of use. The most recent use was

workshop and storage which we believe puts the property within Planning Use Class B2.

Services:

We understand the property benefits from mains services such as electricity, drainage and water.

Tenure:

The unit is offered To Let as a whole, with a minimum term of 3 years, at an asking rent of **£60,000 per annum** on a Full Repairing and Insuring basis.

The landlord may consider splitting the units into individual properties. Please ask the agent for more information on pricing and potential lease terms if this is of interest.

Please note that the interested party will be required to submit information to comply with anti-money laundering regulations.

Accommodation:

The property has been measured on a gross internal floor area basis as follows:

	Sqm	Sqft
<u>Unit 1</u>		
Covered yard	112.97	1,216.00
Workshop	321.46	3,460.17
Total	434.43	4,676.17
<u>Unit 2</u>		
Workshop	514.05	5,533.19
Office	41.52	446.92
Total	555.57	5,980.11
<u>Unit 3</u>		
Workshop	348.99	3,756.50
Office	188.84	2,032.66
Total	537.83	5,789.15
Overall Total	1,527.83	16,445.43

VAT:

We understand VAT is chargeable in respect of the rent payable.

Business Rates:

The property is currently rated as a whole but also including Unit 4 which is available separately. Including Unit 4 the Rateable Value is £80,500. This would be recalculated based on the amount of property included in this specific letting.



Legal Costs:

Each side is to bear their own legal costs incurred in the transaction.

Directions:

Units 1-3 Callow Hill Business Park are located on the northern side of Hereford Road near to the Verzon Hotel. When travelling east from the city of Hereford take the A438 (known as Ledbury Road) through the villages of Lugwardine and Bartestree. Continue through the village of Tarrington until reaching the crossroads with the A417 (by the Trumpet pub). Continue east on the A438 (now known as Hereford Road) past Verzon House Hotel & Restaurant, and the property will be on the left-hand side after circa 0.4 miles. There is a large secure gate at the entrance, this gives access directly down to the Industrial Estate with the second route leading to a local school.

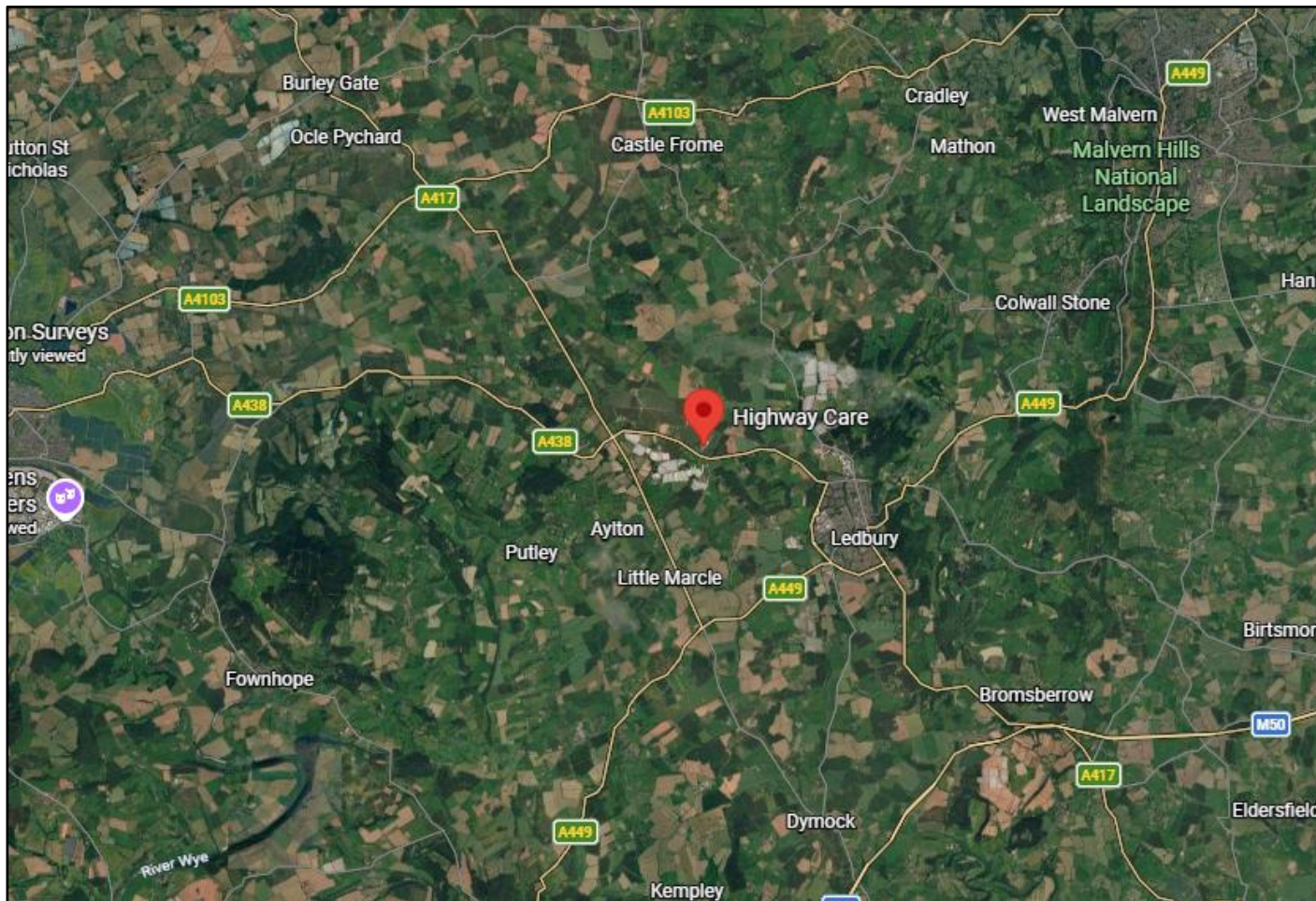
Viewing Arrangements:

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 12 August 2026.



Sunderlands

Hereford Branch

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None of these statements contained in these particulars are to be relied upon as statements or representations of fact. These particulars are not an offer or contract or part of one. Floor plans are provided for guidance as to the layout of the property only. Room sizes and measurements are approximate only. Please note we have not tested the equipment, appliances and services in the property and interested parties are advised to commission appropriate investigation before formulating their offer for purchase. Sunderland's are a member of the 'Ombudsman for Estate Agents Scheme' OEA and therefore adhere to their Code of Practice. A copy of the Code of Practice is available on request.