



# Sunderlands

Residential Rural Commercial

Chartered Surveyors • Commercial Property Consultants

## UNIT 1, FOLEY TRADING ESTATE, HEREFORD, HR1 2SF



WAREHOUSE PREMISES WITH OFFICES SITUATED ON  
ESTABLISHED CENTRAL INDUSTRIAL ESTATE

- **Ground Floor Warehouse and Offices**
- **Storage and further office space on upper floor**
- **Forecourt Parking & rear yard**
- **Circa 5,000sq ft Warehouse**

**TO LET**  
**£26,000 pax**

|                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                 |  |  |     |      |                     |  |  |                |        |         |                     |       |        |                           |               |                 |                    |  |  |                    |       |        |                          |              |               |              |               |                |
|---------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|--|--|-----|------|---------------------|--|--|----------------|--------|---------|---------------------|-------|--------|---------------------------|---------------|-----------------|--------------------|--|--|--------------------|-------|--------|--------------------------|--------------|---------------|--------------|---------------|----------------|
| Location                  | The premises are situated on Foley Trading Estate, which is between Ledbury Road (B4224) and Eign Road on the eastern side of Hereford around 1 mile from Hereford city centre. The estate has a range of other commercial occupiers such as Horizon Training, Hereford Yoga Centre and The Core Skate Hereford, together with other occupiers such as gyms and studios.                                                                                                                                                                                                                                                                                                                                                                                                  |                 |  |  |     |      |                     |  |  |                |        |         |                     |       |        |                           |               |                 |                    |  |  |                    |       |        |                          |              |               |              |               |                |
| Description               | <p>Unit 1 Foley Trading Estate is a semi-detached industrial unit of brick construction with concrete portal frame, elements of metal cladding and pitched metal roof. The property was previously opened to Unit 2 and used by a storage and removals company.</p> <p>The ground floor offers office accommodation comprising reception, with three office rooms, storage rooms, staff WCs and a large open-plan industrial area. This has a flat concrete base and roller shutter doors providing access through the side of the unit into the centre of the working area. The first floor has an additional office along with a storage area. Parking immediate to the front for around 5 vehicles and rear yard which can be used for additional parking/storage.</p> |                 |  |  |     |      |                     |  |  |                |        |         |                     |       |        |                           |               |                 |                    |  |  |                    |       |        |                          |              |               |              |               |                |
| Accommodation             | <p>The accommodation is measured on a gross internal area basis as follows:-</p> <table><tr><td></td><td>Sqm</td><td>Sqft</td></tr><tr><td><b>Ground Floor</b></td><td></td><td></td></tr><tr><td>Main Warehouse</td><td>458.99</td><td>4940.52</td></tr><tr><td>Offices &amp; Reception</td><td>50.46</td><td>543.14</td></tr><tr><td><b>Ground Floor Total</b></td><td><b>509.45</b></td><td><b>5,483.66</b></td></tr><tr><td><b>First Floor</b></td><td></td><td></td></tr><tr><td>Office &amp; Mezzanine</td><td>56.63</td><td>609.56</td></tr><tr><td><b>First Floor Total</b></td><td><b>56.63</b></td><td><b>609.56</b></td></tr><tr><td><b>TOTAL</b></td><td><b>566.08</b></td><td><b>6093.23</b></td></tr></table>                                               |                 |  |  | Sqm | Sqft | <b>Ground Floor</b> |  |  | Main Warehouse | 458.99 | 4940.52 | Offices & Reception | 50.46 | 543.14 | <b>Ground Floor Total</b> | <b>509.45</b> | <b>5,483.66</b> | <b>First Floor</b> |  |  | Office & Mezzanine | 56.63 | 609.56 | <b>First Floor Total</b> | <b>56.63</b> | <b>609.56</b> | <b>TOTAL</b> | <b>566.08</b> | <b>6093.23</b> |
|                           | Sqm                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Sqft            |  |  |     |      |                     |  |  |                |        |         |                     |       |        |                           |               |                 |                    |  |  |                    |       |        |                          |              |               |              |               |                |
| <b>Ground Floor</b>       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                 |  |  |     |      |                     |  |  |                |        |         |                     |       |        |                           |               |                 |                    |  |  |                    |       |        |                          |              |               |              |               |                |
| Main Warehouse            | 458.99                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | 4940.52         |  |  |     |      |                     |  |  |                |        |         |                     |       |        |                           |               |                 |                    |  |  |                    |       |        |                          |              |               |              |               |                |
| Offices & Reception       | 50.46                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | 543.14          |  |  |     |      |                     |  |  |                |        |         |                     |       |        |                           |               |                 |                    |  |  |                    |       |        |                          |              |               |              |               |                |
| <b>Ground Floor Total</b> | <b>509.45</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | <b>5,483.66</b> |  |  |     |      |                     |  |  |                |        |         |                     |       |        |                           |               |                 |                    |  |  |                    |       |        |                          |              |               |              |               |                |
| <b>First Floor</b>        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                 |  |  |     |      |                     |  |  |                |        |         |                     |       |        |                           |               |                 |                    |  |  |                    |       |        |                          |              |               |              |               |                |
| Office & Mezzanine        | 56.63                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | 609.56          |  |  |     |      |                     |  |  |                |        |         |                     |       |        |                           |               |                 |                    |  |  |                    |       |        |                          |              |               |              |               |                |
| <b>First Floor Total</b>  | <b>56.63</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | <b>609.56</b>   |  |  |     |      |                     |  |  |                |        |         |                     |       |        |                           |               |                 |                    |  |  |                    |       |        |                          |              |               |              |               |                |
| <b>TOTAL</b>              | <b>566.08</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | <b>6093.23</b>  |  |  |     |      |                     |  |  |                |        |         |                     |       |        |                           |               |                 |                    |  |  |                    |       |        |                          |              |               |              |               |                |
| Services                  | We understand that mains electricity, water and drainage are connected, with electricity independently metered.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                 |  |  |     |      |                     |  |  |                |        |         |                     |       |        |                           |               |                 |                    |  |  |                    |       |        |                          |              |               |              |               |                |
| Terms                     | The property is available to lease on a minimum 3-year term at a rental of £26,000 per annum exclusive of outgoings, on effectively full repairing and insuring basis. The property is available to suitable tenants and appropriate references and identification will be required.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                 |  |  |     |      |                     |  |  |                |        |         |                     |       |        |                           |               |                 |                    |  |  |                    |       |        |                          |              |               |              |               |                |
| VAT                       | We understand that VAT is chargeable in respect of the rent.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                 |  |  |     |      |                     |  |  |                |        |         |                     |       |        |                           |               |                 |                    |  |  |                    |       |        |                          |              |               |              |               |                |
| EPC                       | EPC Band D (94). Valid until 2 October 2029.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                 |  |  |     |      |                     |  |  |                |        |         |                     |       |        |                           |               |                 |                    |  |  |                    |       |        |                          |              |               |              |               |                |

**Business Rates**

We understand that according to the Valuation Office website the property is assessed as a Factory and Premises with a Rateable Value for Units 1 & 2 of £39,250. This would be apportioned between the two units.

**Legal Costs**

Each party is to be responsible for their own legal costs in drawing up the relevant documentation.

**Viewing**

By appointment with the agents:  
Sunderlands  
Offa House, St Peter's Square, Hereford HR1 2PQ  
Tel: 01432 256 161 (Option 4)  
Email: james.dillon@sunderlands.co.uk

The information in these particulars has been prepared as at 11 August 2026

