



Sunderlands

Residential Rural Commercial

Chartered Surveyors • Commercial Property Consultants

UNIT 2 MARSHALL BUSINESS CENTRE FARADAY ROAD, HEREFORD HR4 9NS



WELL LOCATED, SMALL WORKSHOP/STORAGE PREMISES WITH
CAR-PARKING SITUATED ON AN ESTABLISHED BUSINESS CENTRE
CLOSE TO THE MAJORITY OF AMENITIES AND FACILITIES

- 35.64sqm (384sqft)
- Double loading doors
- Parking and welfare facilities on site

TO LET
£3,250 pax

Location Marshall Business Centre is situated northwest of Hereford city centre with access directly onto Faraday Road and forms part of Westfields Trading Estate. Faraday Road itself links with Grandstand Road/Yazor Road and thereafter to the A49 and A438.

Description Marshall Business Centre comprises a large detached building that has been sub-divided to provide a series of self-contained offices and workshop units.

The subject property has an eaves height of approximately 3.4m and double loading doors (approx. 1.7m wide and 2m high) and internally there is a sink and water available. Electric radiant heaters and strip-lighting are present in the unit and there is a shared cloakroom/WC accommodation on site.

Unit 2 comprises a single, open workshop/storage area, and parking is available outside for a vehicle.

Accommodation	Sqm	Sqft
Workshop/storage area	35.64	384

Terms The property is offered on a new lease on a minimum 3 year term at a commencing rental of £3,250 per annum.

Maintenance Charge A maintenance charge is payable of £110 per quarter as a contribution towards repair, cleaning and maintenance of common areas together with water consumption and external lighting, etc.

Business Rates The property has a Rateable Value in the 2026 Rating List of £2,950 and we would therefore hope that qualifying tenants should be able to obtain maximum Small Business Rate Relief.

VAT The rent and maintenance charge is subject to VAT.

Legal Costs Each side is to bear their own legal costs.

Viewing By appointment with the agents:
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Offa House, St Peter's Square, Hereford HR1 2PQ
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The information in these particulars has been prepared as at 6 August 2026.