



Sunderlands

Residential Rural Commercial

Chartered Surveyors • Commercial Property Consultants

SUITES 7 & 8, MORTIMER TRADING CENTRE, MORTIMER ROAD, HEREFORD, HR4 9SP



THREE FIRST FLOOR OFFICE SUITES WITH ON SITE PARKING
AVAILABLE IN BUSY LOCATION

- Well-proportioned office accommodation
- Parking available on site
- Good internet connection
- Flexible terms available

TO LET
£6,000 pax

Location	The property is located at the Mortimer Trading Centre, which itself is on the corner of Mortimer Road and Burcott Road. The property is easily accessed off Mortimer Road and the nearby Perseverance Road giving access to Holmer Road, this allows for convenient links north of the city. The property is circa 1 mile north from Hereford city centre. Other occupiers in the immediate vicinity include A2zest Events and Hereford Gas Services Limited.																	
Description	Unit 8 is situated in a two-storey detached brick constructed property with some rendered elevations. The property has a pitched tiled roof, with two flat roof additions We understand that the property benefits from double glazed windows and is alarmed. Ground floor access into central corridor that leads to a lockable door opening up to a first-floor staircase. The first floor comprises three open offices as well as storage, staff kitchen and staff WC facilities. Externally there is a central car park area with space for staff and/or customer parking.																	
Accommodation	The accommodation is measured on a net internal area basis as follows:- <table><tr><td></td><td>Sqm</td><td>Sqft</td></tr><tr><td>Office 1</td><td>31.76</td><td>341.86</td></tr><tr><td>Office 2</td><td>8.75</td><td>94.18</td></tr><tr><td>Office 3</td><td>20.27</td><td>218.18</td></tr><tr><td>TOTAL</td><td>60.78</td><td>654.23</td></tr></table>				Sqm	Sqft	Office 1	31.76	341.86	Office 2	8.75	94.18	Office 3	20.27	218.18	TOTAL	60.78	654.23
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TOTAL	60.78	654.23																
Services	We understand that all mains services are connected.																	
Terms	It is proposed that the new lease will be granted on effectively internal repairing and insuring terms at a rental of £6,000 per annum. The landlord is flexible on the length of the lease.																	
VAT	We understand that VAT is chargeable in respect of the property.																	
Business Rates	We understand that according to the Valuation Office the property is assessed with a Rateable Value for Units 7 & 8 of £8,600. Qualifying tenants may be able to obtain maximum Small Business Rate Relief.																	
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 356 161 (option 4) Email: j.dillon@sunderlands.co.uk																	

The information in these particulars has been prepared as at 20 August 2026.