



Sunderlands

Residential Rural Commercial

Chartered Surveyors • Commercial Property Consultants

OFFICE SUITES, FIELD'S YARD, PLOUGH LANE, HEREFORD, HR4 0EL



ONE GROUND FLOOR & TWO FIRST FLOOR OFFICE SUITES WITH ON
SITE PARKING AVAILABLE CLOSE TO CITY CENTRE

- Easily accessible location off A438
- Well-presented office suites from 44.93sq.m (484sqft)
- Parking available on site
- Flexible terms available

AVAILABLE TO LET

Location	The offices are located in Field's Yard, which is positioned off Plough Lane, approximately half a mile from Hereford city centre. Plough Lane is approached from the northern side of Whitecross Road, adjacent to Heineken/Bulmers.		
Description	Office 1/Unit 3 is a ground floor rectangular room, having solid floor with vinyl covering and painted block walls. The ground floor also has a communal cloakroom and shower-room. Offices 2 & 3 are situated on the first floor within the same building and allow good levels of natural light and have fitted carpet. The first floor also has a communal kitchen area. All offices have strip-lighting, smoke detectors, electric radiators and double-glazed windows. There is also communal parking on site.		
Accommodation and Quoting Rents	The accommodation is measured on a net internal area basis as follows:-		
		Sqm	Sqft
	Ground Floor Office 1 – Unit 3	44.93	484
	Annual Rent: £6,050		
	First Floor - Office 2	19.52	210
	Annual Rent: £4,200 inclusive (£350pcm)		
	First Floor - Office 3	21.69	233
	Annual Rent: £4,200 inclusive (£350pcm)		
Services	We understand that mains electricity, water and drainage are connected. Office 1 is separately metered for electricity, but both buildings insurance and water are included in the rent. All utilities and buildings insurance are included in the rent for offices 2 & 3.		
Terms	It is proposed that the new lease will be granted on effectively internal repairing and insuring terms. The landlord is flexible on the length of the lease. Annual rents quoted above.		
VAT	We understand that VAT is not chargeable in respect of the property.		
Business Rates	We understand that the Rateable Value for Unit 3 is £3,100. The Rateable Value for Office 2 & 3 is to be confirmed. Qualifying tenants may be able to obtain maximum Small Business Rate Relief.		
Legal Costs/EPC	Each party is to be responsible for their own legal costs in drawing up the relevant documentation. Unit 3 has a C55 energy rating.		
Viewing	By appointment with the agents: Sunderlands Offa House, St Peter's Square, Hereford HR1 2PQ Tel: 01432 356 161 (option 4) Email: t.reed@sunderlands.co.uk / j.james@sunderlands.co.uk		

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

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