



Peregrine House, 335 Kings Acre Road, Hereford HR4 0SL



**Sunderlands**  
Residential Rural Commercial





**Peregrine House**  
**335 Kings Acre Road**  
**Hereford**  
**HR4 0SL**

Ground and first floor offices with ancillary storage and ample car-parking in an excellent edge-of-city location

Summary of features

- Total office accommodation 124.55sqm (1,343sqft)
- 11 car-parking spaces
- Additional garage/storage building – 14.06sqm (151sqft)
- Prominent roadside location
- Well-specified office with partial air-conditioning
- Potential for subdivision and residential conversion (subject to planning)

**For Sale or To Let**

**Situation:**

Peregrine House is located approximately 2.5 miles west of Hereford city centre and its associated amenities, on the southern side of the A438/Brecon Road opposite the Blue Diamond/Wyevale Garden Centre. This is, therefore, a prominent visible roadside location west of the city and in addition to residential premises within the immediate locality there is the Bay Horse Inn & Wyevale Nurseries within the general locality. The city centre and its facilities are readily accessible.

Good access is available to the A480 and A4103 Roman Road.

**Description:**

Peregrine House was completely renovated and refurbished in around 2001 to provide well-specified offices with associated car-parking. The accommodation benefits from electric heating and partial air-conditioning, good natural light together with track and hi-wire lighting and Cat-5 wiring. There are good levels of heat and sound insulation together with security alarm system and door-entry system.

The property benefits from a reception area with disabled WC facilities, beyond which is the main office suite (which can be subdivided) and comprises 2 large general offices and a range of small sub-offices together with cloakroom/WCs and kitchenettes. To the rear of the building is a small yard area which is covered by a glazed canopy and beyond this is a courtyard with a secure garage and 2 car-parking spaces.

The property is approached from Breinton Lee and on the right-hand side of the road is a landscaped area with provision for 9 further tarmac-surfaced car-parking spaces and access to the rear courtyard. The building itself has a covered canopy porch to the rear and frontage to Kings Acre Road.

**Services:**

We understand the property benefits from all mains services (except gas) and has the benefit of an air-conditioning unit within the ground floor general office. There is a door-entry system present together with a security alarm.

**Current Use and Business Rates:**

The property has been in office use since its refurbishment but may have some potential for residential conversion (subject to planning consent).

Suites 1 and 2 Peregrine House have a Rateable Value of £8,600 and currently there is a separate assessment for 6 of the car-parking spaces with a Rateable Value of £3,600.

**Accommodation:**

This commercial property is measured on a net internal area basis as follows:-

|                                                                       | Sqm           | Sqft         |
|-----------------------------------------------------------------------|---------------|--------------|
| <u>Ground Floor</u>                                                   |               |              |
| Lobby/reception area, general office and 2 further offices            | 73.31         | 789          |
| <u>First Floor</u>                                                    |               |              |
| General office, 2 further offices, 2 kitchenettes and 2 cloakrooms/WC | 51.45         | 554          |
| <b>Sub-Total</b>                                                      | <b>124.76</b> | <b>1,343</b> |
| <u>Ground Floor</u>                                                   |               |              |
| Garage/storage building                                               | 14.06         | 151          |
| <b>TOTAL</b>                                                          | <b>138.82</b> | <b>1,494</b> |

Please note that for net internal area purposes, cloakrooms/WCs are not measured. In total there are also 11 car-parking spaces available for the property.

**VAT:**

We understand VAT is chargeable on the sale.





## Terms:

The freehold interest, with vacant possession, of Peregrine House is available for sale at an asking price of £285,000. Alternatively the owners may consider leasing the premises on full repairing and insuring terms at a rental of £16,250 per annum exclusive of outgoings. Please note VAT will be applicable

## Legal Costs and EPC:

Each side is to bear their own legal costs in the transaction. We understand that the subject property has an energy performance rating of C56 and this is valid until October 2029.

## Anti-Money Laundering:

The purchaser will be required to provide sufficient identification to verify their identity to comply with anti-money laundering regulations. Please note that a fee of £18 (inclusive of VAT) per person will be charged to conduct the necessary anti-money laundering checks. This fee is payable at the time of verification and is non-refundable.

## Directions:

Leave Hereford on the A438/Whitecross Road and at the Whitecross roundabout take the second exit onto the Kings Acre Road/A438. After approximately 1.3 miles Peregrine House is found on the left-hand side opposite Blue Diamond/Wyevale Garden Centre and accessed from Breinton Lee.

## Viewings:

Please note all viewings are by appointment with the agents:

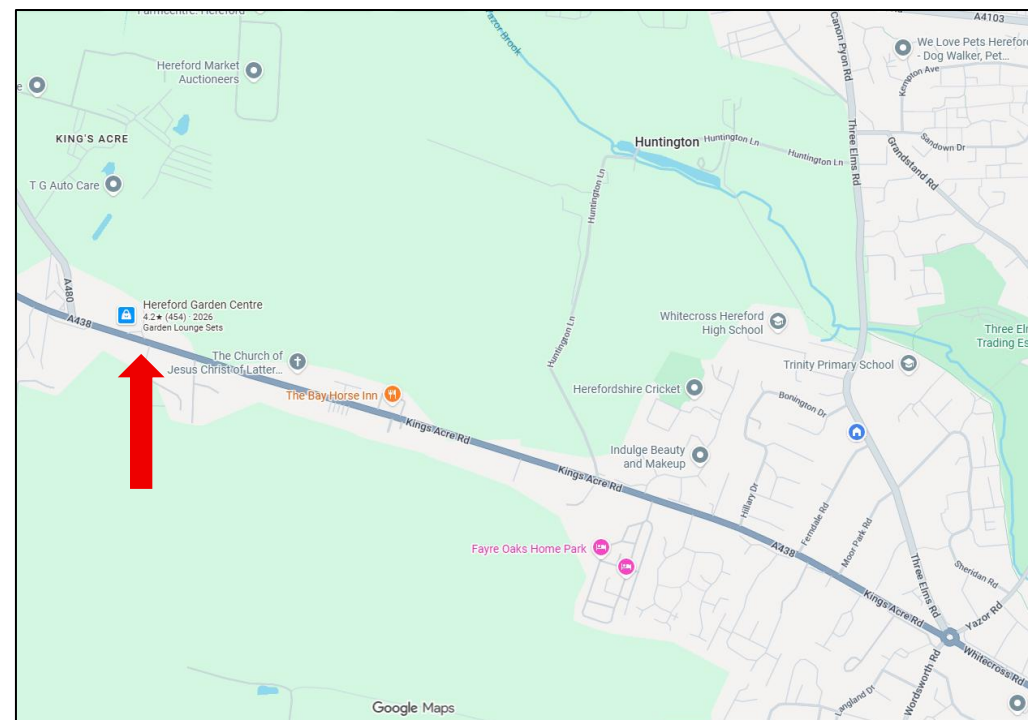
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Hereford HR1 2PQ

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Brochure prepared as at 4 September 2026



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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. Sunderlands 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.