



Part of Jubilee Block, Faraday Road, Westfields
Trading Estate, Hereford HR4 9NS



**Part of Jubilee Block
Faraday Road
Westfields Trading Estate
Hereford HR4 9NS**

Single-storey office premises with excellent parking and situated in a well-established commercial location

Summary of features

- Total office accommodation 455.60sqm (4,904sqft)
- 22 car-parking spaces
- Well-presented office accommodation with partial air-conditioning
- Established commercial location
- Current rental £34,000 per annum exclusive

For Sale

Situation:

The subject property is situated northeast of Hereford city centre at the western end of Faraday Road within part of the established Westfields Trading Estate. Immediately adjacent is the Jubilee Office block, with Hereford Industrial Supplies at ground floor level, and Marshall Business Centre next door. There are a range of other occupiers at nearby Premier Business Park and in Faraday Road with a substantial car park immediately to the south that serves Avara Foods who have substantial premises within this locality.

The property is approached from Faraday Road by driving past Marshall Business Centre and Hereford Industrial Supplies, then turn immediately left where Franklin Hodge is signposted.

Description:

This part of the Jubilee Block is effectively a semi-detached single-storey office building which is traditionally constructed of load-bearing brick walls under a flat-roof covering. The elevations have a range of windows providing ample natural light together with fire escape doors and a main entrance. The external areas are largely surfaced in tarmac and there is sufficient parking for 22 vehicles in total (a right-of-way passes through the car park for the adjacent parking at the main building).

Internally the accommodation comprises a reception area, gents/ladies' cloakrooms together with a substantial general office, 4 sub-offices and a series of smaller rooms. The premises have part carpeted floors, painted plaster walls and false ceilings with recess lights, and air-conditioning is provided in part of the premises with electric heating elsewhere.

Services:

We understand that the property benefits from all mains services (except gas) and has the benefit of some air-conditioning within the unit. We

understand there is also a door-entry system present together with a fire alarm.

Current Use and Business Rates:

The property has been in office use for many years with the existing tenants in occupation since 2005.

We understand the property has a Rateable Value of £22,750 effective from 1 April 2026.

Accommodation:

The property has been measured on a net internal basis as follows:-

	Sqm	Sqft
Main office, 4 sub-offices	373.72	4,023
Office and store	24.22	261
Post room/archive, kitchen, reception and server room	57.66	620
Total Floor Area	455.60	4,904

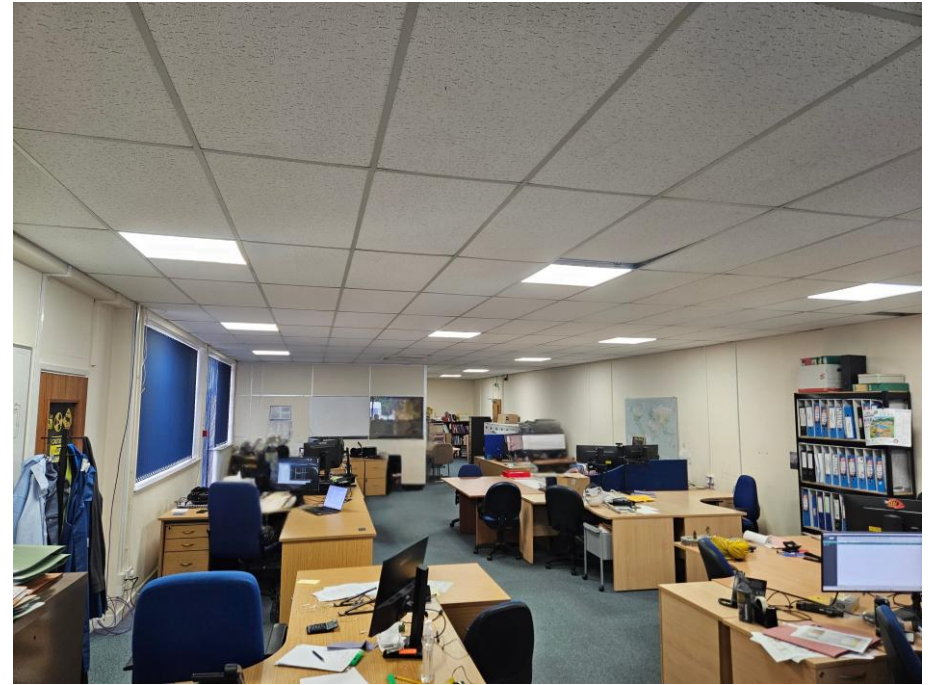
In addition, there are gents/ladies' WC facilities which are not measured for the purpose of net internal area. In total there are also 22 car-parking spaces.

VAT:

VAT is chargeable on the sale.

Tenancy:

This part of the Jubilee Block is let to Franklin Hodge Industries Ltd on the basis of a supplementary lease which is guaranteed by Carter Thermal Industries Ltd. The lease dates from September 2020 and is for a period of 15 years incorporating 5-yearly break clauses. The current rent is £34,000 per annum and the lease is drawn on effectively internal repairing and insuring terms.



Terms:

The freehold interest, subject to the existing tenancy of this part of the Jubilee Block, is available for sale at an asking price of £395,000. Please note that VAT will be applicable.

Legal Costs and EPC:

Each side is to bear their own legal costs in the transaction. We understand the subject property has an energy performance rating of D81.

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.

Viewings:

By appointment with the agents:

Sunderlands

Offa House, St Peter's Square

Hereford HR1 2PQ

Tel: 01432 356161 (opt.4)

Email Tim Reed - t.reed@sunderlands.co.uk or

Joe James - j.james@sunderlands.co.uk

Brochure prepared as at 8 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.