



Units 3 & 4, Porthouse Industrial Estate, Bromyard,
Herefordshire HR7 4NS





**Units 3 & 4,
Porthouse Industrial Estate
Bromyard, Herefordshire
HR7 4NS**

Extensive office and industrial premises situated on a large site in a convenient location and benefitting from excellent parking provision

Summary of features

- Popular, established industrial estate
- Total site area 0.32 hectares (0.79 acres). Well-specified offices with air-conditioning
- Industrial building including high-bay workshop extension with excellent eaves height
- DMAG crane in situ
- Potential for subdivision
- Total accommodation 1,009sqm (approaching 11,000sqft)

For Sale or To Let

Situation:

Units 3 & 4 Porthouse Industrial Estate are situated on the northern edge of the town of Bromyard just off the Tenbury Road with adjoining occupiers including Belmont Farm and Equine Vets, Arrow Tool & Plant Hire and Halls of Bromyard. Co-op Food Store, Legges and the local theatre is also close by.

Description:

The buildings on site are traditionally constructed with the original elements (Units 3 & 4) being steel portal framed clad in brick/blockwork with pitched profile panel/asbestos corrugated roofing. Unit 3 is detached and was substantially refurbished a few years ago to provide excellent quality office accommodation with all requisite facilities and air-conditioning/car-parking.

The original building that was Unit 4 is now primarily used for storage purposes and has 2 small offices at one end together with a messroom and lobby. There is also a small mezzanine office. The building has 2 small roller-shutter doors and asbestos corrugated roof and was substantially extended by means of a high-bay workshop which includes the DMAG crane and a substantial full-width mezzanine storage facility. Both extensions have electrically-operated roller-shutter doors and the high-bay warehouse has an eaves height of around 7m (with the crane having a total capacity of 5 tonnes and a clear height of 5m).

To the outside there is yardage which is primarily used for storage purposes together with elements of parking.

Services:

We understand the property benefits from all mains services (except gas) and that there is air-conditioning within Unit 3. We believe there is 3-phase electricity on site.

Current Use and Business Rates:

The property has been in industrial and office use for an extended period of time and may have some

potential to be subdivided (subject to planning consent).

The premises have an overall Rateable Value of £36,250 and is described as a Workshop and Premises in the Rating List.

Accommodation:

The accommodation is measured on a gross internal area basis as follows:-

	Sqm	Sqft
<u>Unit 3</u>		
Ground Floor Office Building – Reception, open-plan office, boardroom, gents/ladies and disabled WC facilities together with server room and kitchen	211.97	2,282
<u>Unit 4</u>		
Original Building – Lobby, 2 offices, cloakroom, messroom and stores	231.36	2,490
Mezzanine office	15.52	167
Sub-Total	246.88	2,657
Ground Floor – High-bay workshop extension	321.42	3,460
Ground Floor – Warehouse extension	114.05	1,228
First Floor – Mezzanine storage	114.75	1,235
Sub-Total	228.80	2,463
TOTAL	1,009.07	10,862

VAT:

We understand that VAT is chargeable on the sale.



Terms:

The freehold interest, with vacant possession, of Units 3 & 4 Porthouse Industrial Estate is available for sale at an asking price of £600,000. Alternatively the owners may consider leasing the premises on full repairing and insuring terms at a rental of £45,000 per annum exclusive of outgoings.

Legal Costs and EPC:

Each side is to bear their own legal costs in the transaction. The EPC ratings are C & D.

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:

Porthouse Industrial Estate is approached from the Tenbury Road (B4214) and is situated towards its northern end after having passed Legges of Bromyard and the Co-op Food Store. On turning right into Porthouse Industrial Estate the subject premises can be found on the left-hand side after around 100m.

Viewings:

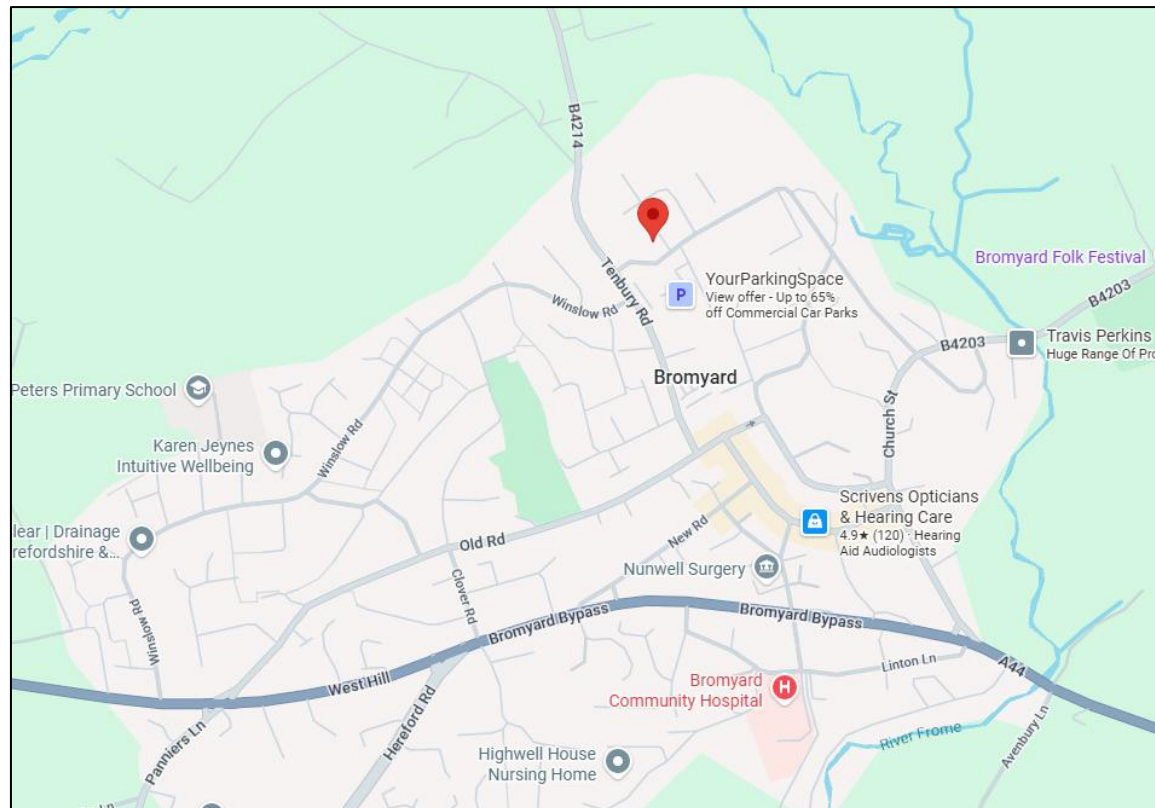
Please note all viewings are by appointment with the agents:

Sunderlands, Offa House, St Peter's Square
Hereford HR1 2PQ

Tel: 01432 356161 (opt.4)

Email Tim Reed at t.reed@sunderlands.co.uk or
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Brochure prepared as at 10 September 2026



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