



Sunderlands

Residential Rural Commercial

Chartered Surveyors • Commercial Property Consultants

SUITES 17 & 18 LAKESIDE OFFICES THORN BUSINESS PARK, HEREFORD, HR2 6JT



WELL-PRESENTED SELF-CONTAINED OFFICE SUITES

- Popular and accessible trading area
- Parking facilities included
- High level of finish throughout
- 24/7 access

TO LET
£350 per month

Location	Thorn Business Park is a popular and prominent business area just off the Straight Mile at Rotherwas Industrial Estate. The Lakeside Office Suite is on the southern end of the Estate in the immediate view of the busy Straight Mile/Holme Lacy Road. There are a number of business users in the immediate area as well as amenities within walking distance, with Hereford city centre approximately 2.5 miles northwest, with the Rotherwas Relief Road and A49 also within each reach. Thorn Business Park itself is home to a number of well-established occupiers such as Hicks Transport, Express Bathrooms Kitchens & Tiles and Border Office Supplies & Systems.								
Description	Suites 17 & 18 comprise two individual suites at first floor level with shared kitchenette and WC facilities. The units themselves are well presented offering air-conditioning, double-glazing and have recently been redecorated to a good standard. The rooms are each lockable and are situated on the southern side of the building with views over the car park toward the nearby lake. We understand that parking for circa 2 to 3 vehicles is included with the suites.								
Accommodation	The suites have been measured on a net internal basis as follows:- <table><thead><tr><th></th><th>Sqm</th><th>Sqft</th></tr></thead><tbody><tr><td>Suites 17 & 18</td><td>38.27</td><td>411.94</td></tr></tbody></table>				Sqm	Sqft	Suites 17 & 18	38.27	411.94
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Terms	The suites are offered on effectively new internal repairing and insuring terms at an asking rent of £350 per calendar month, with a shorter-term licence arrangement possible.								
Business Rates	On reviewing the Valuation Office Agency website pertaining to Business Rates we understand the property has a Rateable Value of £3,050 per annum meaning qualifying occupiers should be able to obtain maximum Small Business Rate Relief.								
Service Charge	There is a site service charge applicable in relation to maintenance of external areas as well as cleaning of the communal areas within the building itself.								
VAT	We understand VAT is chargeable on the rent and service charge.								
Legal Costs	Each side to bear their own incurred.								
Anti-Money Laundering	Lessee to provide sufficient ID to verify their identity to comply with AML regulations. A non-refundable fee of £18 (incl.VAT) per person will be charged to conduct AML checks, payable at time of verification.								
Viewing	By appointment with the agents: Sunderlands, Offa House, St Peter’s Square, Hereford, HR1 2PQ Tel: 01432 356 161 (Option 4) Email: james.dillon@sunderlands.co.uk								

The information in these particulars has been prepared as at 11 September 2026.