



Sunderlands

Residential Rural Commercial

Chartered Surveyors • Commercial Property Consultants

UNIT 8 MARSHALL BUSINESS CENTRE FARADAY ROAD, HEREFORD HR4 9NS



HIGH QUALITY WORKSHOP UNIT WITH EXCELLENT
LOADING FACILITIES AND CAR PARKING,
SITUATED ON AN ESTABLISHED BUSINESS DEVELOPMENT

- Accommodation 100.52sqm (1,082sqft)
- 2 substantial roller shutter doors
- Excellent eaves height and cloakroom facilities
- Car parking

TO LET
£7,750 pax

Location	Marshall Business Centre is situated on the north west side of the city with direct access onto Faraday Road which forms part of the established Westfields Trading Estate. Faraday Road links directly with Grandstand Road and Yazor Road and thereafter the A49 and A438. There are a variety of businesses within the immediate locality.								
Description	Marshall Business Centre comprises a detached building situated on a large site which has been sub-divided to provide a series of self-contained office and workshop units. Unit 8 appears to have an insulated profile roof and an internal eaves height of approximately 4.6m. The property benefits from two substantial roller-shutter doors (approximately 3.65m wide and 3.36m high) and one incorporates a pedestrian access door. The unit has its own sub-metered electricity supply and associated heating/lighting, together with wc accommodation. Currently the property has one large open-plan area with side cloakroom/wc and car parking is available outside.								
Floor Areas	The property has been measured on a gross internal floor area basis as follows: <table><tr><td></td><td>Sqm</td><td>Sqft</td></tr><tr><td>Workshop/storage with cloakroom/wc</td><td>100.52</td><td>1,082</td></tr></table>				Sqm	Sqft	Workshop/storage with cloakroom/wc	100.52	1,082
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Terms	The property is available to suitable tenants on a new flexible lease at an initial rental of £7,750 per annum exclusive. A minimum lease term of 5 years is preferred, with a 3-year mutual break clause.								
Maintenance Charge	A maintenance charge is payable as a contribution towards water, refuse, repair, cleaning and maintenance of the common areas of the Estate and currently this amounts to £260 per quarter plus VAT.								
VAT	The rent and maintenance charge are subject to VAT.								
Business Rates	The property is assessed on the Valuation Office website as a Warehouse & Premises with a Rateable Value of £7,700 which means that qualifying tenants may be able to obtain maximum Small Business Rate Relief.								
Legal Costs	Each side to be responsible for their own legal costs.								
Viewing	By appointment with the agents: Sunderlands, Offa House, St Peter's Square, Hereford HR1 2PQ Tel: 01432 356 161 (Opt.4) Email: t.reed@sunderlands.co.uk								

REF: 3011

The information in these particulars has been prepared as at 21 September 2026.