

Unit 3 Sigeric Business Park, Holme Lacy Road, Hereford, HR2 7FQ

Sunderlands
Residential Rural Commercial



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Well presented part industrial, part office unit in popular trading location.

Summary of features

- Circa 20,000sqft of internal space.
- Modern, well-presented offices.
- Open workshop/ storage area.
- Ample parking and rear loading area.

To Let
£100,000 per annum

Situation:

Unit 3 Sigeric Business Park is located in a popular industrial area at Rotherwas Industrial Estate. The Unit itself is a mid terraced premises with frontage directly onto Holme Lacy Road.

Sigeric Business Park is a popular trading site located due East of Rotherwas Industrial Estate, the premier industrial area in Hereford. There are a number of established occupiers in the immediate vicinity such as Belmont Farm and Equine Vets, HMS Automated Gates and Beck Products Limited.

Description:

The Unit comprises a mid terraced part office, part industrial area benefiting from a good standard of finish throughout, particularly in respect of the office accommodation.

On entering Sigeric Business Park one is greeted by a large detached building which is subdivided internally to provide a number of individual units. There is a UPVC double-glazed door leading through to an open reception area off which can be found WC facilities and kitchenette. This area then opens up into a large open-plan office area off which can be found individual office suites as well as staff facilities. The reception and offices are all presented to a very high standard and benefit from all mains facilities. At the rear of the office space is a single pedestrian door opening through to a large open-plan warehouse.

The warehouse has a solid concrete base with a flat ceiling and strip-lighting. The warehouse is presented in a single open-plan block with a WC in one corner and small kitchen area. At the rear of the unit is a large roller-shutter door opening up to a covered yard. The covered yard itself opens direct to the rear of the building where there is access for HGVs and loading vehicles with the yard serving as, predominantly, an unloading and loading area. There is a further self-contained workshop/ storage area at the rear of the building which is accessed via the main warehouse only. This area was used previously for storage and provides open-plan space with good eaves height.

We understand the building has 3-phase power as well as 24/7 access rights.

Services:

We understand the property benefits from all services.

Accommodation:

The property has been measured on a gross internal area basis as follows:

	Sqm	Sqft
Office accommodation, staff facilities and main warehouse	1,508.75	16,240
Rear loading bay/ covered yard and high-bay warehouse	408.77	4,400
Total	**1,917.52**	**20,640**

Terms:

The Unit is available on a new FRI lease at £100,000 per annum for a minimum term of 3 years.

VAT:

We understand VAT is chargeable on the rent and service charge.

Legal Costs:

Each side is responsible for their own legal costs.

Planning:

We understand the building has consent for B2/B8 use and has been used in its current way for a number of years.

Business Rates and EPC:

We understand the property has a Rateable Value of £48,000.

We understand the property has an energy efficiency rating of A with the Certificate expiring in February 2035.








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Directions:

The subject property is located on the eastern edge of Rotherwas Industrial Estate. To reach the property, if travelling south from Hereford city centre, continue south along Victoria Street (A49) over the New Bridge keeping in the left-hand lane. When reaching a large roundabout near ASDA superstore continue straight on along Ross Road for approximately half-a-mile before reaching a large crossroads next to a Church. At these crossroads take the left-hand turn along Holme Lacy Road and continue along this road for circa 1.5 miles until reaching a roundabout. At the first roundabout continue straight over, where one is immediately greeted by a second roundabout. At this next roundabout again take the second exit straight over and continue along the Straight Mile. After circa 0.2 miles there will be an entrance on the left hand side signposted Sigeric Business Park. Take this turn, then immediately bear right which will take you to the front of the unit.

Anti Money Laundering:

The tenant 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.

Viewing Arrangements:

By appointment with the agents:
Sunderlands
Offa House St Peter's Square
Hereford
HR1 2PQ
Tel: 01432 356161 (opt.4)
Email: james.dillon@sunderlands.co.uk

The information in these particulars
has been prepared as at 1 October 2026



Sunderlands

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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.