



Sunderlands

Residential Rural Commercial

Chartered Surveyors • Commercial Property Consultants

SECOND FLOOR OFFICES AT WILSON'S CHAMBERS 13 COMMERCIAL STREET, HEREFORD HR1 2DB



CENTRALLY LOCATED AND WELL FINISHED SECOND FLOOR OFFICE SUITE

- Centrally located
- Well presented and self contained – entire floor
- Maximum Small Business Rate Relief available
- Incentives available

TO LET
£10,000 pax

Location	The office suite at Wilson’s Chambers is located on the second floor of the building, which is itself directly accessed off Commercial Street. Wilson’s Chambers is a prominent building located near the centre of Hereford city with popular nearby occupiers including Nationwide Building Society, Greggs and Burger King.											
Description	The offices are located at second floor level with lockable access points off the main staircase. The offices themselves comprise numerous rooms off a central corridor, with that central corridor encircling an external yard.											
	The offices themselves offer a mix of open-plan space with high ceilings and individual rooms. The offices have large single-glazed windows which allow an abundance of natural light. They are well presented throughout.											
	There are self contained wc’s and a kitchen within the dedicated area, with the communal building access maintained by the owner, along with a number of other aspects, by way of a service charge.											
Accommodation	The accommodation is measured on a net internal area basis as follows:- <table><tr><td></td><td>Sqm</td><td>Sqft</td></tr><tr><td>Second Floor Accommodation</td><td>161.14</td><td>1,734.50</td></tr><tr><td>TOTAL</td><td>161.14</td><td>1,734.50</td></tr></table>				Sqm	Sqft	Second Floor Accommodation	161.14	1,734.50	TOTAL	161.14	1,734.50
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TOTAL	161.14	1,734.50										
Terms	The premises are available to let on new internal repairing and insuring terms, at a term to be negotiated, at an asking rent of £10,000 per annum.											
Service Charge	A service charge is payable in addition to the rent. Please contact the agent for more information.											
VAT	VAT is not chargeable on the rent or service charge.											
Business Rates	The property has been assessed as at April 2026 as Office Accommodation and has a Rateable Value of £11,500 per annum, meaning qualifying tenants should be able to obtain maximum Small Business Rate Relief.											
Legal Costs	Each side are responsible for their own legal costs incurred.											
Viewing	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 7 October 2026.												

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