Sunderlands
Residential Rural Commercial

Chartered Surveyors • Commercial Property Consultants

COMMERCIAL UNIT AT SHELWICK GRANGE SHELWICK, HEREFORD HR1 3AW



EXCELLENT WORKSHOP/WAREHOUSE UNIT WITH GOOD LOADING FACILITIES, CAR-PARKING PROVISION CONVENIENTLY SITUATED

- **Workshop/warehouse accommodation – 160.27sqm (1,725sqft)**
- **Office space – 26.75sqm (288sqft)**
- **Good visibility & accessible roadside location**
- **Excellent working eaves height and loading doors**
- **Very well presented**

TO LET

Offa House, St Peters Square, Hereford HR1 2PQ • Tel. 01432 356161 (op 4) • www.sunderlands.co.uk
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Location

The commercial premises at Shelwick Grange are situated around 2.5 miles northeast of Hereford city centre and are approached on the Roman Road/Worcester Road and Aylestone Hill roundabout by means of the Sutton St Nicholas Road. The property lies on the left-hand side after around 650m, it has good visibility and access from the highway.

Description

The main commercial unit comprises a traditionally-constructed semi-detached building with steel portal frame clad in painted blockwork which is surmounted by profile metal cladding (with similar pitched-roof covering) and lined. It has substantial double loading doors to the southern elevation and there is some adjacent yardage/car-parking. Internally this element of the property has painted walls and concrete floor with LED lighting and cloakroom facilities. The warehouse has a good eaves height and open-span accommodation.

Immediately adjacent is a single-storey office building which has good natural light and has the benefit of a cloakroom/shower room, carpeted floors and painted walls. The office has independent access.

Accommodation

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

	Sqm	**Sqft**
Ground Floor – Warehouse/commercial unit	160.27	1,725
Ground Floor – Office	26.75	288
TOTAL	**187.02**	**2,013**

Terms

The property is available to suitable tenants on an internal repairing and insuring lease, with terms to be negotiated, at an initial rental of £1,250 per calendar month for the main building and £390 per calendar month for the office.

It may be feasible to take the premises as a whole or separately.

Utility Charge

A monthly charge will be made as a contribution towards the consumption of utilities and provision of superfast broadband.

VAT

The rent and any utility charge will be subject to VAT.

Business Rates

The property has yet to be assessed for Business Rates purposes.

Legal Costs

Each side to bear their own legal costs in the transaction.

Anti-Money Laundering

The Purchaser/Lessee are 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 the time of verification.

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 / j.james@sunderlands.co.uk

Ref.3090

The information in these particulars has been prepared as at 28 October 2026.

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.