Sunderlands
Residential Rural Commercial

Chartered Surveyors • Commercial Property Consultants

SUITE 4, SIGERIC BUSINESS PARK, ROTHERWAS HEREFORD HR2 6BQ



MODERN OFFICE SUITE WITH AMPLE PARKING ON POPULAR INDUSTRIAL ESTATE

- **Ample car parking available with electric car charging**
- **Air-conditioned office suites**
- **Popular industrial estate**
- **Accessible location**

TO LET
£10,000 Per Annum

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

Sigeric Business Park is located on the Rotherwas Industrial Estate, accessed immediately from the Holme Lacy Road (B4399). Rotherwas is the premier industrial area in Hereford. There are many public transport options linking through the city into the industrial estate, along with the relief road to the A49 to allow for easy road communications south of 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 premises comprise a single-storey, brick-built commercial property beneath a pitched pantile roof and has good visibility from Holme Lacy Road.

The main entrance leads into a central hallway, providing access to the WC facilities and office accommodation. There are two offices, one of which is larger and incorporates a staff kitchenette area. The offices are well maintained and presented in good order, benefiting from durable carpet tiles and air conditioning.

Externally, the property benefits from ample parking within the immediate vicinity, together with electric vehicle charging facilities.

Accommodation

The ground floor has been measured on a net internal basis:

	Sqm	Sqft
Ground Floor		
Office with kitchenette	92	990.28
Office	31	333.68
Total	**123**	**1,323.96**

Charges

A service charge is payable at £600 per annum. We understand that the landlord insures the property and charges back to the tenant by way of insurance rent.

Terms

The property is available on a new internal repairing and insuring lease agreement at £10,000 per annum for a minimum term of 3 years.

VAT

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

Business Rates

The property is due to be re-assessed in due course. However, we believe that qualifying tenants would be able to obtain maximum Small Business Rate Relief.

Legal Costs

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

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.

Viewing

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

The information in these particulars has been prepared as at 5 November 2026.







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