

**fisher
german**

Brockhampton Offices Brockhampton, Hereford, HR1 4SE



To Let | Office Space

The opportunity

Premium office space to let in Brockhampton, with outstanding views of the Herefordshire countryside and beyond.

Well equipped and finished to a high specification.

Features:

- Underfloor heating
- Individual intruder alarms
- Designated parking for each unit
- 3-phase electric vehicle chargers
- Set within mature landscaped gardens
- Open plan offices
- Superfast fibre broadband
- Kitchen facilities including fridge and dishwasher
- Range of office sizes to suit all business requirements
- Fully managed via on site agent



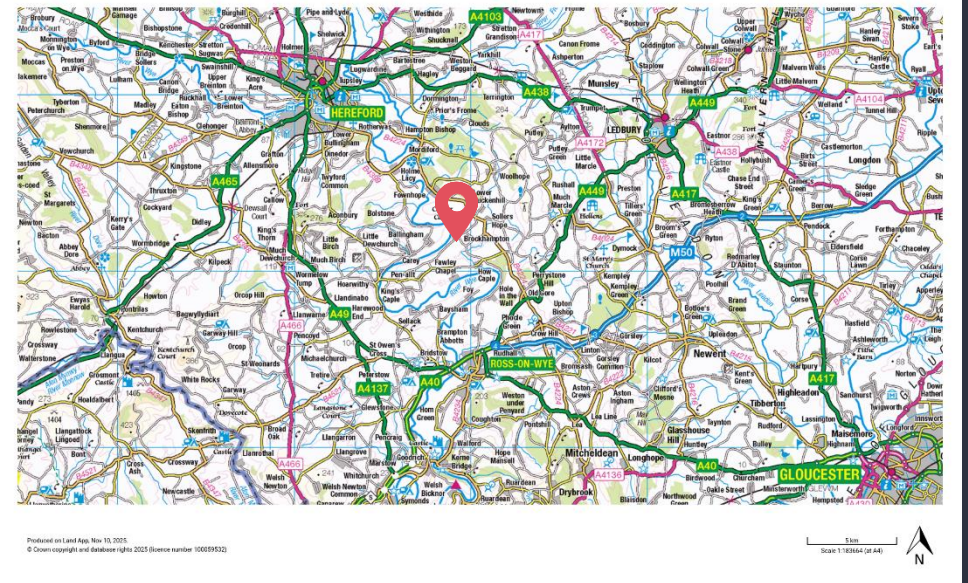
Location

The Brockhampton Offices are set in a rural location but close to local amenities, with good transport links:

- M50 – 15 miles
- Ross on Wye – 8 miles
- Hereford - 10 miles

You will find shops, a Post Office, health club, pubs, and restaurants in Fownhope village which is 2 miles away.

Located opposite Brockhampton Village Hall, there is the option to hire space for meetings, and use the newly refurbished tennis courts.



Situation

Nestled within the beautiful Herefordshire countryside, the Brockhampton Offices sit among stunningly landscaped gardens with mature shrubs and trees.

The communal areas are maintained to a high standard by experienced staff who are professional and respectful.





Upper Granary

A bright, spacious office featuring:

- A glass partition creating a private office or meeting room
- Kitchen area equipped with fridge and dishwasher
- Underfloor heating
- Superfast fibre internet available
- Parking spaces

Floor Area

Ground Floor: 98m² (1,055 ft²)

First Floor: 47m² (506 ft²)

Total: 145m² (1,561 ft²)





Middle Granary

A bright and spacious office featuring:

- A glass partition at the bottom of the stairs
- Kitchen area equipped with fridge and dishwasher
- Underfloor heating
- Superfast fibre internet available
- Parking spaces

Floor Area

Ground Floor: 62m² (667 ft²)

First Floor: 26m² (280 ft²)

Total: 88m² (947 ft²)





Great Barn North

A spacious office featuring:

- Kitchen area equipped with fridge, cooker and dishwasher
- Automatic temperature-controlled windows
- Underfloor heating
- Superfast fibre internet available
- Parking spaces

Floor Area

Ground Floor:	58m ² (624 ft ²)
First Floor:	51m ² (549 ft ²)
Total:	109m² (1,173 ft²)



Further Information

Local Planning Authority

Herefordshire Council, County Offices, Plough Lane, Hereford, HR4 0LE.

Rent

£13.50 per ft² per annum exclusive of service charge, insurance, business rates and VAT.

Tenure

The properties are available by way of a new FRI lease for a term of years to be agreed between the parties.

Business Rates

Interested parties should make their own enquiries. Further information is available upon request.

Services

We understand that the property has electricity and water connections with private drainage.

We confirm that we have not tested any of the service installations and any occupiers must satisfy themselves as to the state and condition of such items.

Legal Costs

Each tenant will be expected to pay a non-refundable contribution towards the Landlord's legal costs.

EPC

EPC rating is C for all units, except Middle Granary which has an EPC rating of D. Further details available upon request.

Planning

Any change of use will require permission from the Landlord and a full planning application which will be at the cost of the tenant. Interested parties are advised to make their own enquiries in respect of planning.

References

The successful tenant will need to provide satisfactory references for approval.

Fixtures and Fittings

Any fixtures and fittings not expressly mentioned within these particulars are excluded from the letting.

Anti Money Laundering

The successful tenant will be required to submit information to comply with Anti Money Laundering Regulations.

VAT

Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax (VAT). Any intending tenant should satisfy themselves independently as to VAT in respect of this transaction.

Viewings

Strictly by appointment with the agent, Fisher German LLP.



Please Note: Fisher German LLP give notice that: 1. They have no authority to make or give any representation or warranty on any property whether on their own behalf or on behalf of their clients or otherwise. 2. They do not owe any duty of care to you and assume no responsibility for any statements, representations, warranties or otherwise made in the particulars and you should not rely on those in the particulars. 3. The particulars are produced in good faith are set out as a general guide only and do not constitute or form an offer or a contract or part thereof. 4. Any photographs, descriptions, plans, measurements, distances and any other details in the particulars are approximate estimates only taken as the property appeared at the time and should not be relied upon as factually accurate. 5. Fisher German assumes prospective purchasers/tenants have carried out inspections to satisfy themselves that the information in the particulars is correct.

Particulars dated October 2025. Photographs dated November 2025.



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Brockhampton Offices

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