

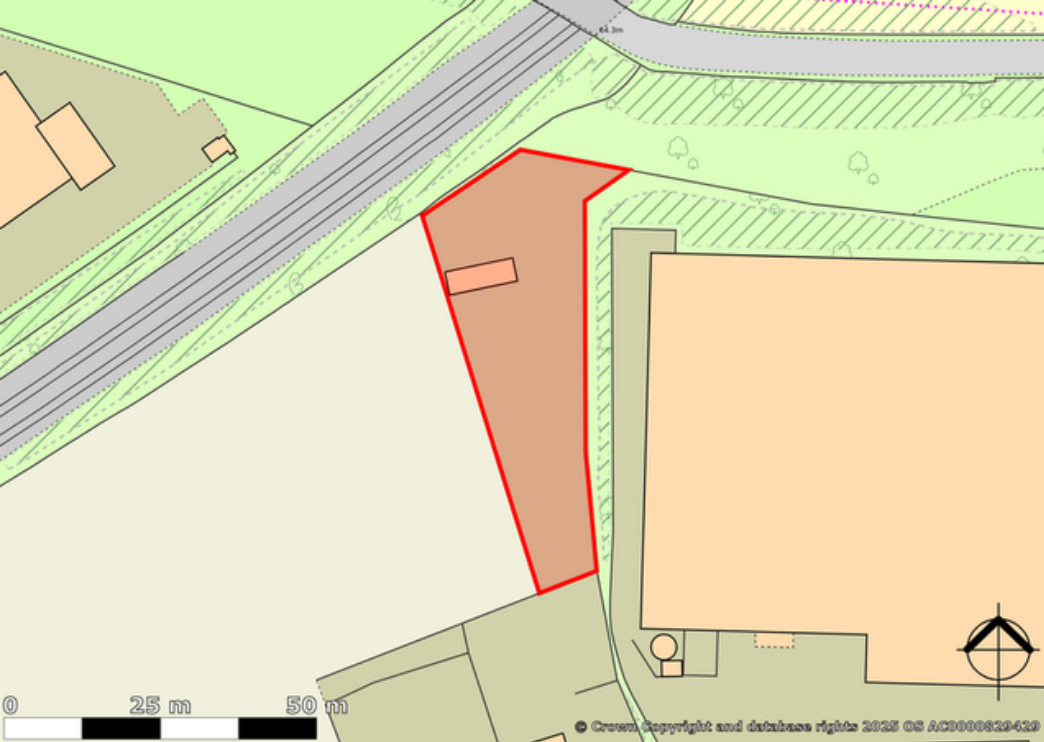


TO LET

Storage yard at Holmer Trading Estate, College Road, Hereford HR1 1JS



Sanderson
Weatherall



- Rent of £15,000 per annum, exclusive
- Secure storage yard
- Gravel surfaced
- Extending to approximately 0.30 acres (0.12 ha)

Location:

The property is set back from the east side of College Road, at the end of Holmer Trading Estate, approximately one mile north east of Hereford city center. The surrounding area is industrial in nature with some industrial properties adjacent and a new development of residential homes.

The property is securely set back at the rear of the industrial estate, without road presence.

The property can be found using What3Words code: ///volume.state.lines

Description:

The property comprises a securely fenced and gated storage yard, which is mainly gravel surfaced and considered to be suitable for various storage uses. There are no structures on the site.

We understand that a water supply is available on site and electricity supply could be easily connected.

Business rates:

The property is not currently independently assessed for business rates, having previously been used in connection with an adjacent property. Upon agreeing terms, the landlord will apply for reassessment with the Valuation Office Agency.

Energy Performance:

Not applicable

Use:

We understand the property has permission to be used for storage purposes.

Rent:

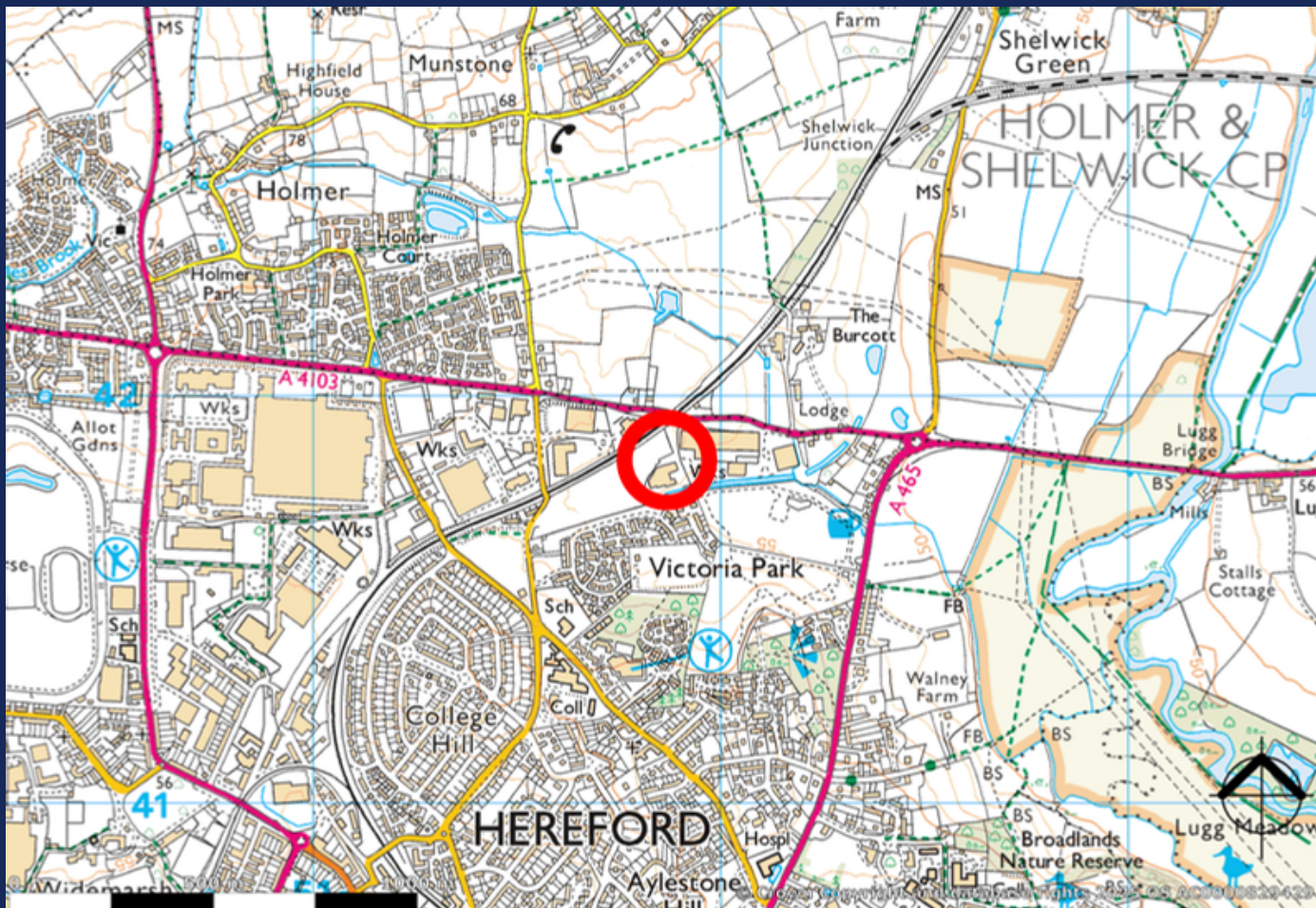
£15,000 per annum, exclusive, subject to contract.

VAT:

The property is elected for VAT, which is payable in addition to the rent.

Lease:

The property is available to let for a minimum of three years, on a full repairing and insuring basis. A rent deposit may be required, subject to references.



Viewings

Strictly by appointment with
the sole agents only.

Sanderson Weatherall LLP

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November 2025



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