



TO LET

Unit 1 Holmer Trading Estate, College Road, Hereford HR1 1JS

SW
Sanderson
Weatherall



- Rent of £124,000 per annum, exclusive
- Good quality industrial unit
- Previously used for vehicle repair
- GIA of approximately 24,800 sq ft (2,304 sq m)

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 can be found using What3Words code: ///easy.smile.washed

Description:

The property is an attached industrial unit of good specification. The unit is of modern construction and well presented.

Internally the unit provides various areas of workshop/ warehousing, stores, mezzanine stores and two storey offices. Additionally there is a useful basement store. The main warehouse benefits from an eaves height of around 5.3 metres. There are several drive in access roller shutter and sectional up and over doors, providing level vehicle access into the unit.

The unit extends to a gross internal area of approximately **24,800 sq ft** (2,304 sq m), excluding the basement. There is potential to take part of the unit, subject to lease terms.

There are external parking areas and surfaced storage yard. There is an additional separate secure yard available by negotiation.

Business rates:

The property is assessed for business rates with a 2023 rateable value of £64,500; providing an estimated current amount payable of £35,780 (2025-26 year). We recommend that you confirm the rates payable for your situation with Herefordshire Council.

Energy Performance:

The property has an EPC rating of band C with a score of 57 points.

Use:

We understand the property has permission for use as a light industrial unit, under class E.

Rent:

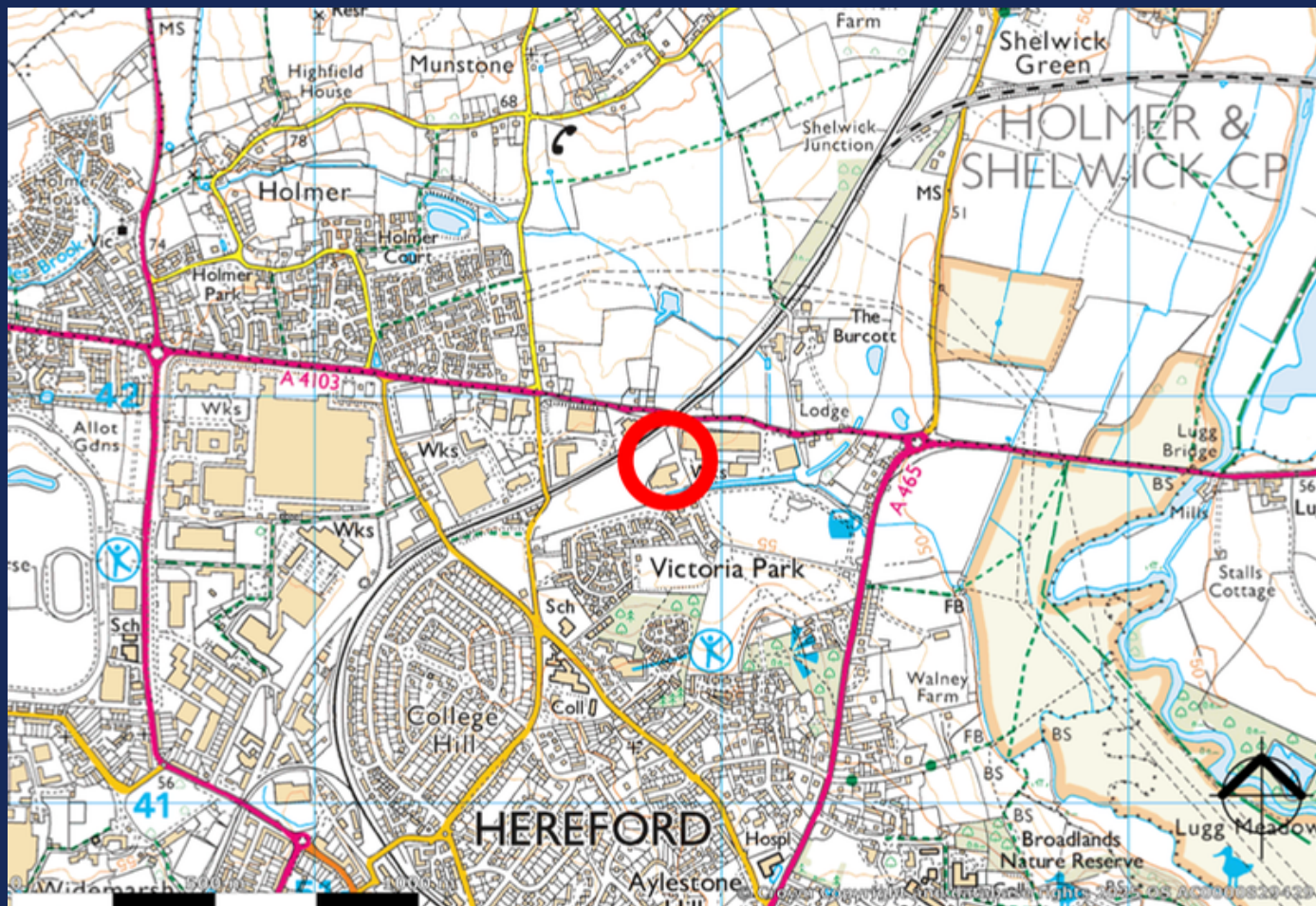
£124,000 per annum, exclusive, subject to contract.

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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**Sanderson
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