



## Unit 5, Cobnash Industrial Estate, Leominster, HR6 9RW

Modern commercial unit, forming part of a prominently commercial estate located between Kingsland and Cobnash

### Summary

<b>Tenure</b>	To Let
<b>Available Size</b>	915 sq ft / 85.01 sq m
<b>Rent</b>	£7,000 per annum
<b>Rates Payable</b>	£2,395.20 per annum
<b>Rateable Value</b>	£4,800
<b>EPC Rating</b>	E (111)

### Key Points

- Modern commercial unit
- Convenient position off A4110
- Suitable for a variety of commercial uses
- Total Gross Internal Floor Area 915 sq ft
- Forming part of a prominently located sought after commercial estate

DESCRIPTION

The property comprises of a modern commercial unit, which is suitable for a variety of commercial uses.

The unit provides a Gross Internal Floor Area of 915 sq ft, containing an office, warehouse and WC. The unit benefits from 3-phase electric. The accommodation can be accessed via a goods loading door to the warehouse or alternatively a separate personnel door.

LOCATION

Cobnash is situated on the edge of the village of Kingsland and benefits from good connectivity.

The A44 gives easy access to key locations in both England and Wales and to the M5 and national motorway network, the A49 links the county town of Shrewsbury in the north to Hereford in the south, and Leominster train station is on the direct line; Manchester to Cardiff, with good connections to London.

TENURE

Each party is to bear their own legal costs. The tenant to pay Landlord costs only if they withdraw from transaction before completion.

MAINTANCE RENT

The unit is subject to a current maintenance rent of £1,220 Plus VAT per annum.

VAT

All rents are exclusive of VAT, where applicable. It is understood that the property is elected for VAT.

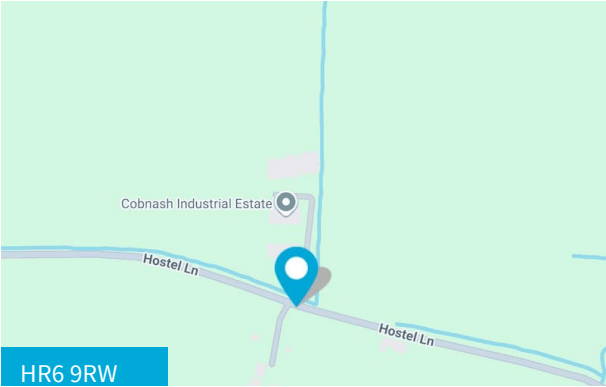
LOCAL AUTHORITY

Herefordshire Council, Plough Lane, Hereford HR4 0LE

SERVICES

(Not tested at the time of our inspection)

Mains water, electricity (three phase) and drainage are connected to the unit.



Viewing & Further Information  
SIMON CULLUP-SMITH

01743 450700 | 07999 595885  
simon.cullupsmith@hallsgeb.com

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