



TO LET

INDUSTRIAL/WAREHOUSE PREMISES

UNIT 7 STATION INDUSTRIAL ESTATE BROMYARD HR7 4HP



8,546 sq. ft. (793.93 sq. m.)
Approx. Total Gross Internal Area (GIA)

* Detached

* Two-storey

* Approx. 2.9 m minimum working height



Location:

Station Industrial Estate is located in the town of Bromyard off the B4203 Church Street which in-turn provides access to the A44 Bromyard Bypass.

Bromyard is approximately 15 miles West of Worcester, 12 miles East of Leominster and 15 miles North East of Hereford.

Motorway access is provided at Junction 7 of the M5 Motorway approximately 17 miles to the East.

Description:

The property is a detached two-storey industrial unit of steel portal frame construction with an asbestos roof, a mixture of brick, block and steel profile clad elevations and a stepped concrete floor.

The ground floor provides industrial/workshop space with a suspended ceiling, strip lighting, blower heating and roller shutter access via the front elevation. The minimum working height is approximately 2.9 metres. A large glazed reception area plus W.C and offices facilities are also provided.

The first floor is accessed by a metal spiral staircase and predominantly provides office space comprising of suspended ceilings with recessed lighting, carpet tiles, storage heating plus W.C and kitchen facilities. In addition, storage space is provided directly in-front of the roller shutter door with an opening for ground level access.

Externally, car parking and loading is provided directly in-front of the property.

Accommodation:

	Sq. Ft.	Sq. M.
Ground floor		
Reception/office/ancillary	784	72.84
Industrial/warehouse	3,782	351.39
First floor		
Loading area	956	88.77
Office/ancillary	3,024	280.93
Approx. Total Gross Internal Area (GIA)	8,546	793.93

Tenure:

The property is available on a new full repairing and insuring lease on terms to be agreed.

Rental:

£34,000 per annum (exclusive)

Business Rates:

Rateable value (2017): £21,500

Service Charge:

A service charge is levied for the maintenance and up-keep of common areas.

Further details are available upon request from the agents.

EPC:

Rating: E (124)

Services:

The agent has not tested any apparatus, equipment, fixture, fittings or services and so cannot verify they are in working order or fit for their purpose. The tenant is advised to obtain verification from their solicitor or surveyor.

Legal Costs:

Each party to bear their own legal costs incurred in any transaction.

Money Laundering:

The money laundering regulations require identification checks are undertaken for all parties purchasing/leasing property. Before a business relationship can be formed we will request proof of identification for the purchasing/leasing entity.

VAT:

All prices quoted are exclusive of VAT, which may be chargeable.



Viewing:

Strictly by prior appointment with the sole agents:

**Harris Lamb
Grosvenor House
St Mary's Street
Worcester
WR1 1HA**

**Tel: 01905 22666
Fax: 01905 22606**

**Contact: Sara Garratt
Email: Sara.garratt@harrislamb.com**

**Ref: G6228
Date: June 2019**

Subject to Contract