

TO LET
ALL ENQUIRIES

**PROMINENTLY LOCATED OFFICE/BUSINESS SPACE
WITH GENEROUS CAR PARKING**



**RENT
ON
APPLICATION**

PROMINENTLY LOCATED OFFICE/BUSINESS SPACE WITH GENEROUS CAR PARKING SUITABLE FOR A VARIETY OF USES (SUBJECT TO STATUTORY CONSENTS)

ELGAR HOUSE, HOLMER ROAD, HEREFORD, HR4 9RX

- Offices/business space available from 4,669 sq ft (439.40 m sq) to 15,518 sq ft (1,441.53 m sq)
- Prominent Roadside location fronting onto the A49 on the edge of the City Centre of Hereford
- Generous Car Parking – Up to 75 car spaces
- Suitable for a variety of potential uses, subject to statutory consents and is available as a whole or in separate floors

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LOCATION

The property is situated fronting onto the A49 (Holmer Road) close to the junction with A4103 on the northern west edge of the City of Hereford and forms part of the Aydon Industrial Estate.

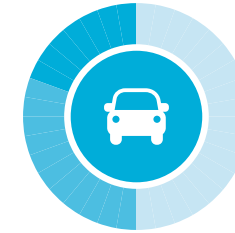
The city centre is situated approximately 1 mile (1.6 km) to the south. The area is in mixed development with surrounding occupiers including Tile Giant, Dulux Decorator Centre, ToolStation and the Holmer Road Retail Park is in close proximity.

The historic cathedral city of Hereford is located on the River Wye and is the county town of Herefordshire. It is located approximately 208 km (130 miles) west of London, 83.2 km (52 miles) south-west of Birmingham and 83.2 km (52 miles) north-east of Cardiff.

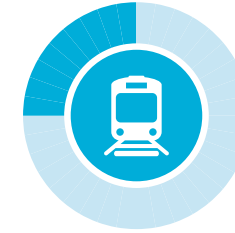
Road communications are good within a regional context as the city is intersected by the A49, A438 and A465, which provide access to the Brecon Beacons to the west and the M5 motorway to the east.

Hereford railway station provides access to London Paddington, via Newport, with a quickest journey time of approximately 2 hours 47 minutes. Direct services to Cardiff have a journey time of approximately 1 hour.





CARDIFF
52 MILES
BIRMINGHAM
52 MILES
LONDON
130 MILES



CARDIFF
1H*
LONDON
2H 47M*



BIRMINGHAM AIRPORT
65 MILES
CARDIFF AIRPORT
70 MILES
HEATHROW AIRPORT
120 MILES

*Public transport travel times have been impacted due to COVID-19



DESCRIPTION

The property comprises of a three storey building with a small basement area that is available to let as a whole or in three separate floors.

The office/business space is available in space from 4,669sq ft(439.40 m sq) to 15,518 sq ft (1441.53 m sq).

The property benefits from a generous car parking spaces of 75 car spaces, which would be demised on a pro rata basis.

The office and business space benefits from a lift.

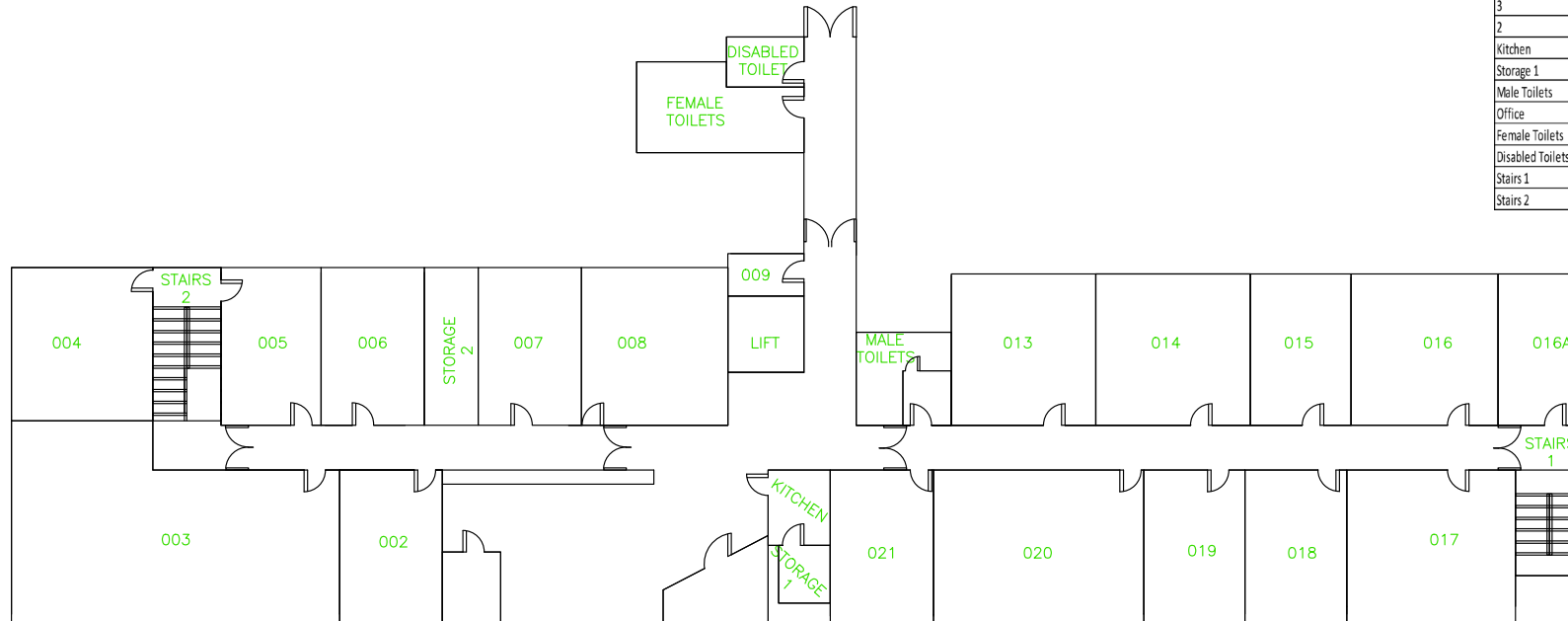
The property provides flexible accommodation suitable for a variety of uses subject to any statutory consents.

ACCOMMODATION

(All measurements approximate)

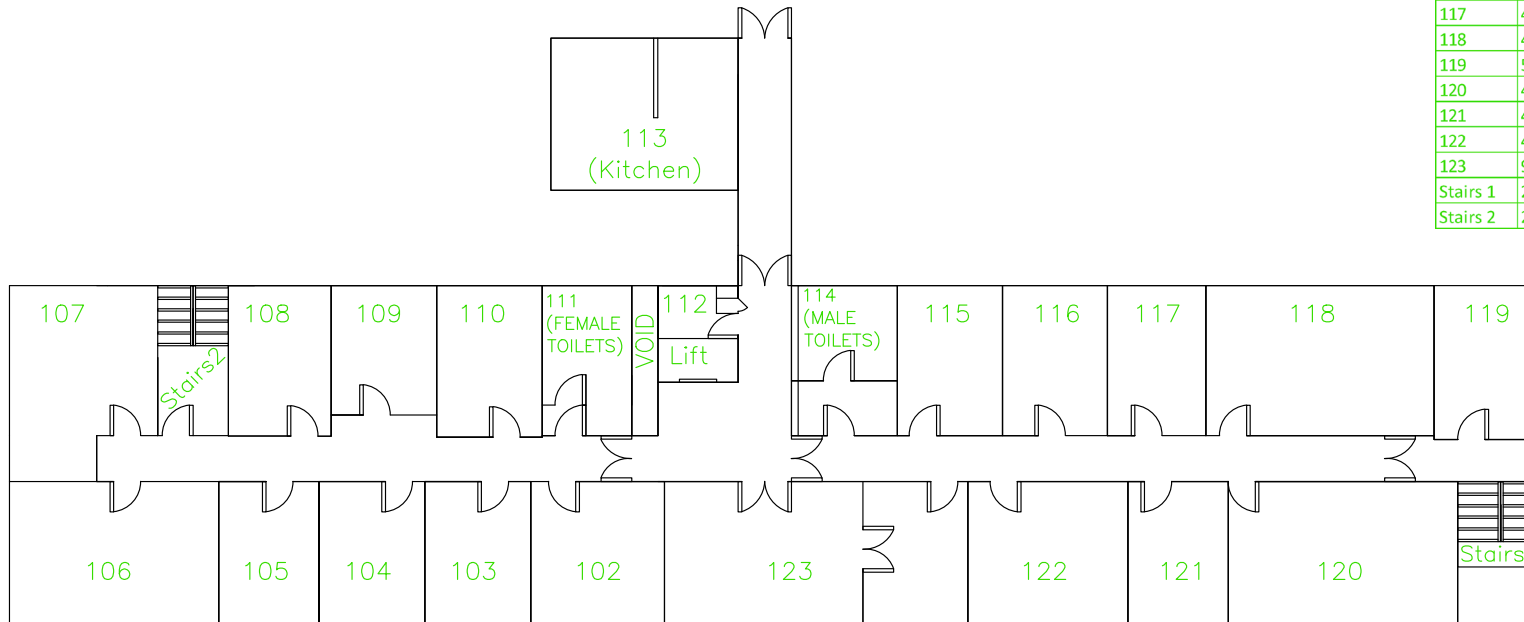
	SQFT	MSQ
GROUND FLOOR		
Total Net Internal Floor Area	4,730	439.40
FIRST FLOOR		
Total Net Internal Floor Area	4,669	433.73
SECOND FLOOR		
Total Net Internal Floor Area	6,119	568.44

Room Dimensions (estimated)		
Room No.	Width (m)	Length (m)
21	3.45	4.88
20	7.04	4.83
19	3.38	4.8
18	3.41	4.81
17	5.64	4.56
16A	2.78	5.01
16	4.92	4.95
15	3.37	4.95
14	5.17	5.06
13	4.83	5.01
9	1.42	2.45
8	3.37	5.11
7	3.45	5.11
6	3.45	5.11
5	3.35	5.11
4	4.73	4.98
3	10.98	6.61
2	3.43	4.81
Kitchen	2.08	2.52
Storage 1	1.73	1.97
Male Toilets	3.18	3.11
Office	1.95	2.38
Female Toilets	3.04	5.6
Disabled Toilets	1.68	2.59
Stairs 1	2.26	3.53
Stairs 2	2.28	5.12



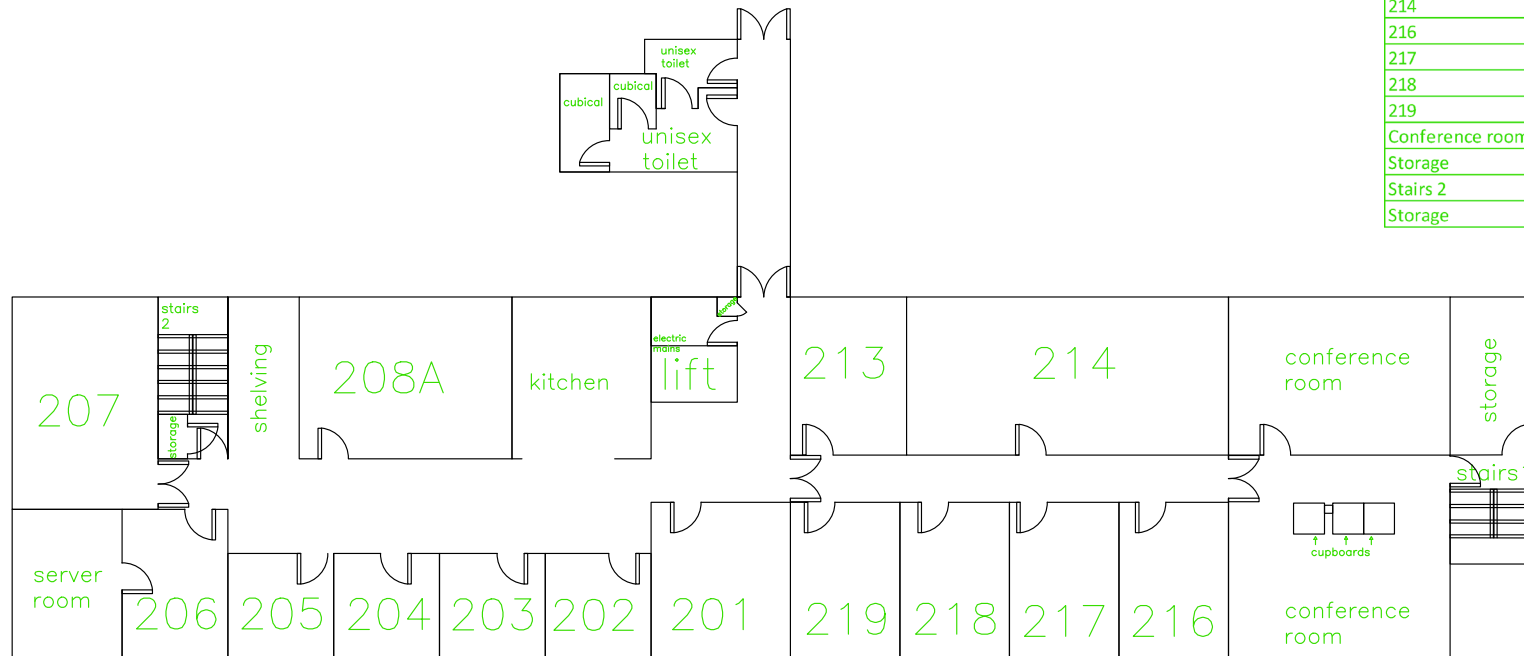
TITLE: GROUND FLOOR PLAN	SCALE 1:150
REVISION: 1 DATE:18/06/15	

Room No.	Length	Width
102	4.69m	4.32m
103	4.69m	3.42m
104	4.65m	3.42m
105	4.65m	3.24m
106	4.69m	3.94m
107	4.73m	6.72m
108	4.92m	3.32m
109	4.23m	3.41m
110	4.95m	3.41m
111	3.90m	2.89m
112	2.45m	1.73m
113	6.05m	4.97m
114	3.11m	3.42m
115	4.91m	3.40m
116	4.91m	3.39m
117	4.90m	3.18m
118	4.91m	7.37m
119	5.03m	2.78m
120	4.66m	7.41m
121	4.67m	3.24m
122	4.65m	5.17m
123	9.80m	4.67m
Stairs 1	2.26m	3.53m
Stairs 2	2.28m	5.12m



TITLE: FIRST FLOOR PLAN		SCALE 1:150
REVISION: 1	DATE:18/06/15	

Room Dimensions (estimated)		
Room No.	Width	Length
207	4.73	6.92
Server room	3.9	4.87
206	3.43	4.86
Stairs 1	2.26	3.53
208A	6.9	5.13
205	3.45	3.46
204	3.42	3.46
203	3.42	3.46
202	3.43	3.43
Kitchen	4.51	5.24
201	4.51	4.88
213	3.67	5.22
214	10.43	5.23
216	3.55	4.9
217	3.51	4.81
218	3.46	4.97
219	3.43	4.97
Conference room	7.18	5.12
Storage	7.18	6.62
Stairs 2	2.28	5.12
Storage	2.79	5.12



TITLE: SECOND FLOOR PLAN		SCALE 1:150
REVISION: 1	DATE:18/06/15	

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PLANNING

Prospective tenants to make their own enquiries.

The property is understood to benefit from planning consent for Use Class B1 (Offices) of The Town and Country Use Classes Order 1987. The premises would lend themselves to a variety of uses subject to the receipt of statutory consents.

RATEABLE VALUE

We have made verbal enquiries to the local authority and have been advised as follows:

Rateable Value (2020/21) £91,500

Rates Payable (2020/21) £46,116

However, interested parties should make their own enquiries to the local authority.

SERVICES

(Not tested at the time of inspection)

All services are understood to be connected to the property.

EPC

The EPC rating for the property is C (67)





TENURE

The offices are to let on Tenants Full Repairing and Insuring Terms (subject to service charge provisions) for a term of 3 years outside the Landlord and Tenant Act 1954 Part 2.

RENT

Rent is upon application from the letting agents.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in respect of the granting of the lease.

VAT

The property is not elected for VAT and therefore VAT will not be payable.

LOCAL AUTHORITY

Herefordshire Council, Plough Lane, Hereford HR4 0LE

Telephone: 01432 260000

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VIEWING

Strictly by prior arrangement with the letting agents.

For more information or to arrange a viewing, please contact :

James Evans 07792 222 028

E: james.evans@hallsgb.com

Lucy Wilde 07538 912 096

E: lucyw@hallsgb.com

Ben Hughes 07795 486 267

E: benh@hallsgb.com

Sarah Davies 01743 450 700

E: sarahd@hallsgb.com



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