



FOR ILLUSTRATIVE PURPOSES ONLY

TO LET/MAY SELL - AS A WHOLE OR IN PART- COMMERCIAL/BUSINESS SPACE

CLINTON ROAD, LEOMINSTER BUSINESS PARK, LEOMINSTER, HEREFORDSHIRE, HR6 0SP

KEY POINTS

UP TO

47,600

SQ FT

TOTAL GROSS INTERNAL FLOOR AREA



WAREHOUSING WITH OFFICES

ESTABLISHED COMMERCIAL QUARTER


ALL MEASUREMENTS ARE APPROXIMATE



RENTAL


OFFERS INVITED

James Evans

 07792 222 028


james.evans@halls.gb.com

Ellie Studley

 07538 912 096

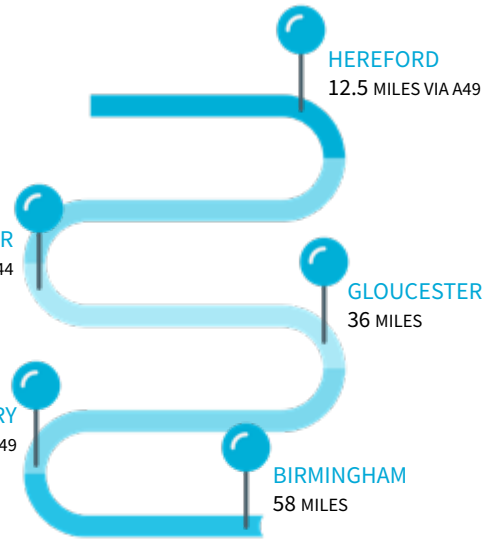
e.studley@halls.gb.com

Mark Atkins

 07970 677 832

mark@markatkinsassociates.com

markatkins
ASSOCIATES



LOCATION

Located fronting onto Clinton Road, the property forms part of Leominster Business Park, which is the premier commercial quarter serving the town of Leominster. The property is located adjacent to Orchard Valley Foods and other surrounding occupiers include Berry bpi, Farr and Harris, Mifflin Construction, LWC Drinks and Hintons Country and Garden. The town centre, Leominster Railway Station and the intersection of the A49 and A44 trunk roads are also in close proximity.

Leominster has a population of c.12,000 and is the commercial hub serving the north of the County. The town centre, known for its varied historical architecture, has recently been identified as a Heritage Action Zone, resulting in considerable inward investment from both central and local government aimed to rejuvenate the town centre. The town is strategically located on the main A49 trunk road linking Hereford, 12.5 miles and Shrewsbury 40 miles, also Worcester is 25 miles via the A44, the M5 (J7) at Worcester and via the A417, the M50 (J2) at Ledbury. There is a strong manufacturing and engineering sector and industrial skills base, and high demand for employment space for start-ups and growing companies, in addition to the existing large industrial estates.



APPROXIMATELY

12,000

LEOMINSTER POPULATION

2021 CENSUS



DESCRIPTION

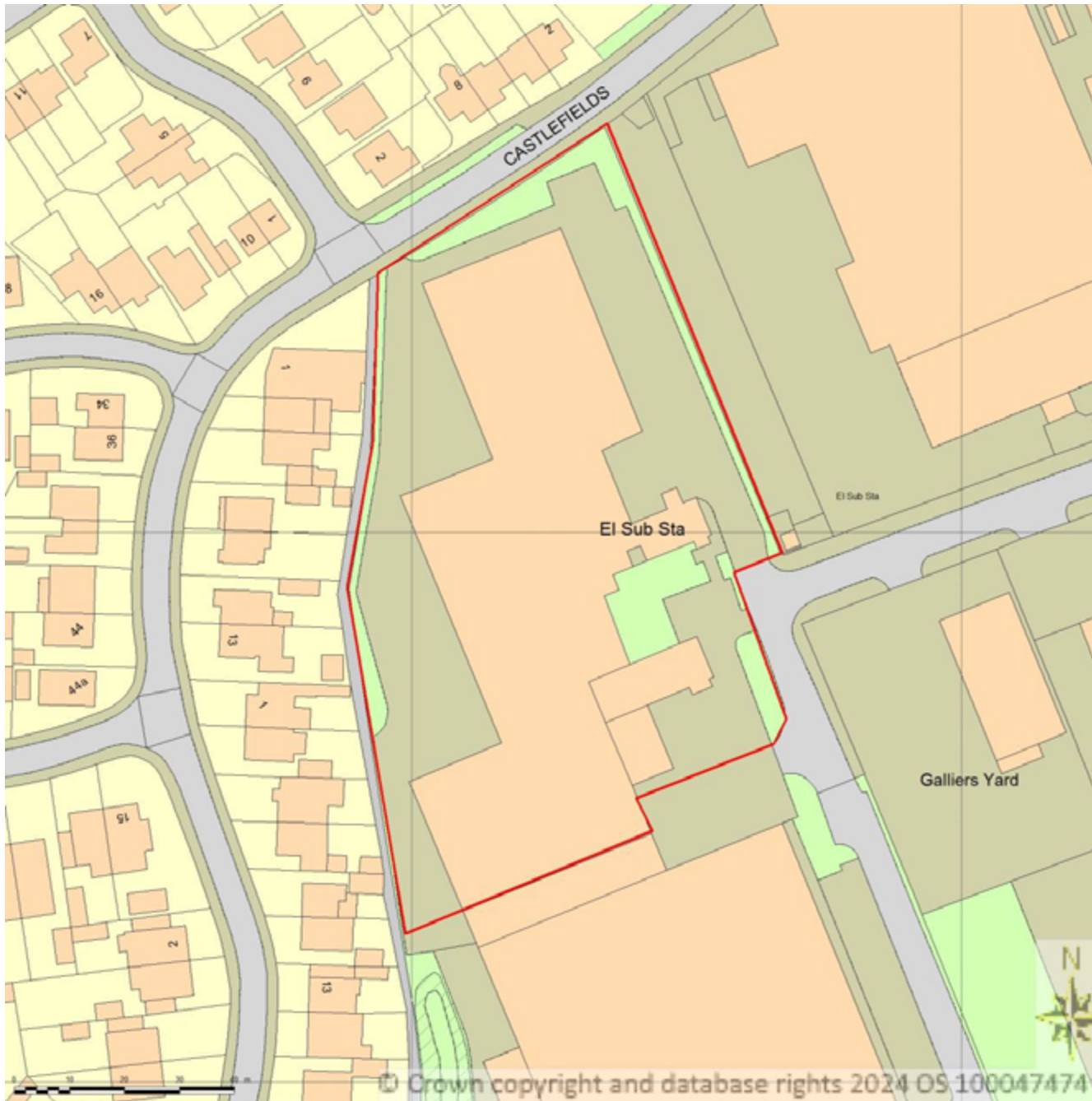
The property comprises a commercial warehouse/workshop/business space and offices. The detached property sits on a site area of approximately 1.77 acres (0.716 hectares) and is arranged to provide warehousing with a Total Gross Internal Floor Area of approximately 40,600 sq ft (3,772 m sq) and offices with Total Gross Internal Floor Area of approximately 7,000 sq ft (650 m sq).

The ground floor of the property comprises warehousing with ancillary offices and welfare facilities. There is further office accommodation arranged over the first and second floors with kitchens and toilet facilities. The ground floor accommodation benefits from a variety of up and over doors that provide access to the various sections of the property. The unit has varying eaves heights from 3.5 metres.

The office building is of traditional brick construction under a felt flat roof and the industrial/business space is constructed in part brickwork and portal steel frame construction clad in profile sheeting. The property is accessed from Clinton Road and Castlefields Road. Externally the property benefits from excellent parking facilities and servicing.

Suitable for a variety of uses, subject to statutory consents. Consideration may be given to the subdivision of the property and further details are available from the letting agents upon request.









ACCOMMODATION

All measurements are approximate

	SQ FT	M SQ
WAREHOUSE/BUSINESS SPACE		
Total Gross Internal Floor Area	40,600	3,716
OFFICES		
Total Gross Internal Floor Area	7,000	650.25
SITE AREA		
Total Site Area	1.77	0.716



EXCELLENT ROAD LINKS



EAVES HEIGHT FROM
3.5M

TENURE

The property is offered to let on a new lease for a length of term by negotiation on Tenants Full Repairing and Insuring terms. Available as a whole or in part-further details available from the joint letting agents.

Consideration maybe given to the sale of the property subject to terms.

PLANNING

Interested parties are advised to make their own enquiries to the Local Authority.

We understand that the property benefits from planning consent for Use Class B of the Town and Country Use Class Order 1987.

The property would lend itself to a variety of potential uses subject to statutory consents.

SERVICES

Prospective occupiers to rely on their own enquiries The property is understood to benefit from mains water, gas, electricity (including three phase) and drainage.

RENT

Rental offers for the whole are invited however consideration may be given to offers for individual parts.

LEGAL COSTS

Each party is to be responsible for their own legal costs associated with the letting of the property.

VAT

The property is understood to be elected for VAT and VAT will therefore be charged on the rent.

RATES & EPC


We have made online enquiries to the local authority and were advised as follows:

RATEABLE VALUE	RATES PAYABLE	EPC
£152,000	£77,824	TBC

RATES

LOCAL AUTHORITY

Herefordshire Council
Plough Lane
Hereford
HR4 0LE


 01432 260000

[HEREFORDSHIRE COUNCIL WEBSITE](#)

VIEWING

Strictly by prior arrangement with the letting agents. For more information or to arrange a viewing, please contact :

[Commercial Department](#)

 01743 450 700

commercialmarketing@halls.gb.com

IMPORTANT NOTICE Halls have advised their clients on the Code of Practice for Commercial Leases in England and Wales. Halls, for themselves and for the vendor of this property, or as the case may be, lessor whose agent they are, given notice that: i) These particulars are intended for guidance only. They are prepared and issued in good faith and are intended to give a fair description but do not constitute part of an offer or contract. Any information given should not be relied on as a statement or representation of fact or that the property or its services are in good condition. ii) Halls have not made any investigations into the existence or otherwise IMPORTANT NOTICE Halls have advised their clients on the Code of Practice for Commercial Leases in England and Wales. Halls, for themselves and for the vendor of this property, or as the case may be, lessor whose agent they are, given notice that: i) These particulars are intended for guidance only. They are prepared and issued in good faith and are intended to give a fair description but do not constitute part of an offer or contract. Any information given should not be relied on as a statement or representation of fact or that the property or its services are in good condition. ii) Halls have not made any investigations into the existence or otherwise of any issues concerning pollution and potential land, air and water contamination. The purchaser is responsible for making his or her own enquiries in this regard. iii) Neither Halls nor any of their employees has any authority to make or give any representation or warranty whatsoever in relation to the property. iv) The images show only certain parts and aspects of the property at the time they were taken/created. Any areas, measurements or distances given are approximate only. Any plans are for identification purposes only. v) Any reference to alterations to, or use of, any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. An intending purchaser must verify these matters. An occupier should not rely upon the Use stated in these particulars and should check their proposed use with the relevant Planning Authority .