



**FOR SALE - LARGE COMMERCIAL PROPERTY WITH EXTERNAL YARD AND AREA OF CIRCA 1.77 ACRES
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




£990,000

(EXCLUSIVE)


(EQUATES TO £20.80 PER SQ FT)

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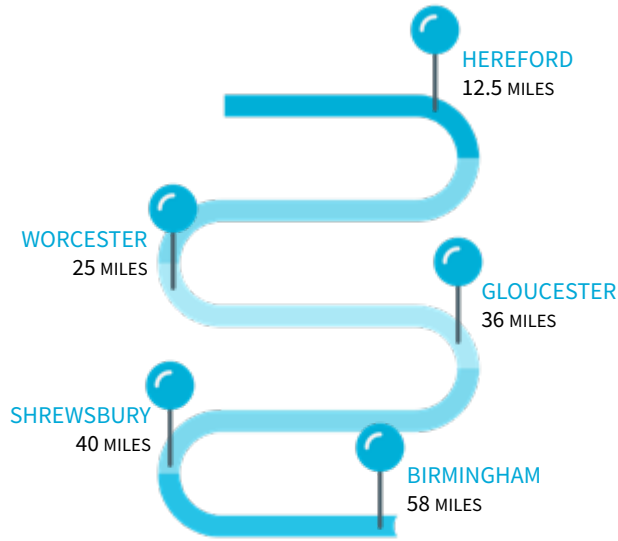
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ASSOCIATES



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. All local amenities are in close proximity and the property is within easy access of the A49 Trunk Road which serves as the main access road between Hereford and Shrewsbury.

Leominster has a population of circa 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 has good digital connectivity and is strategically located on the crossroads of the A49 and A44 with good road access to Wales, as well as Hereford, Shrewsbury, Worcester, Cardiff and Manchester via train. 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



DESCRIPTION

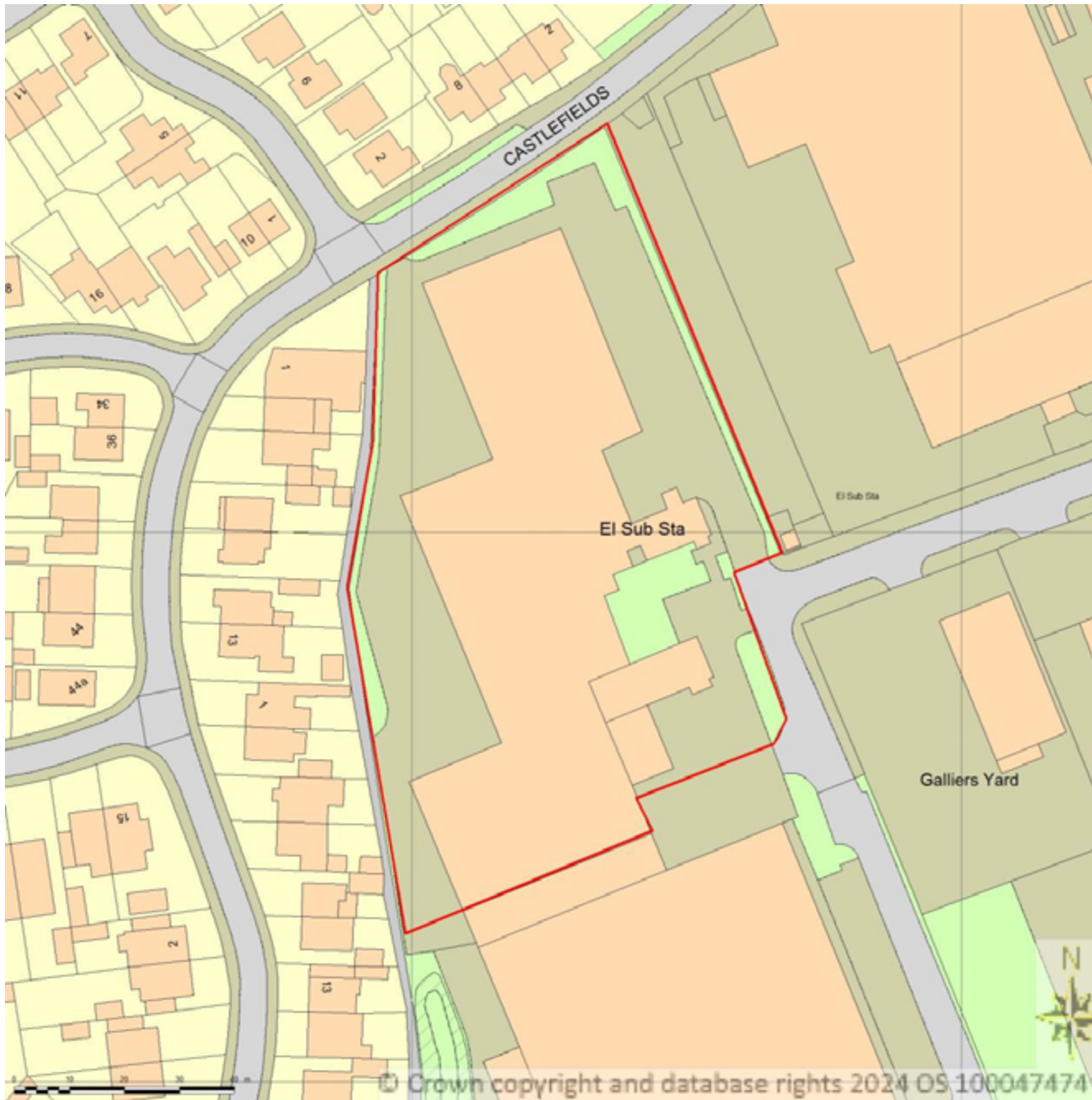
The property comprises of a large commercial property with external yard and car parking. The detached property sits on a site area of approximately 1.77 acres (0.716 hectares) and is arranged to provide warehousing with a Total Gross Internal Floor Area of approximately 40,600 sq ft (3,772 m sq) and 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.





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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



TENURE

Freehold with vacant possession.

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.

PRICE

£990,000 (Exclusive)

LEGAL COSTS

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

VAT

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

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

[Commercial Department](#)

 01743 450 700

commercialmarketing@halls.gb.com

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