



**FOR SALE - LIGHT INDUSTRIAL, OFFICE, WAREHOUSE
CLINTON ROAD, LEOMINSTER, HR6 0SP**

Halls¹⁸⁴⁵
COMMERCIAL

KEY POINTS

- Commercial warehouse/workshop/business space and offices
- Total Gross Internal Floor Area of approximately 40,600 sq ft (3,772 m sq)
- Total Gross Internal Floor Area of approximately 7,000 sq ft (650 m sq)
- Site area of approximately 1.77 acres (0.716 hectares)
- Varying eaves heights from 3.5 metres
- Variety of up and over doors that provide access to the various sections of the property



CLINTON ROAD, LEOMINSTER, HR6 0SP
47,600 SQ FT | FROM £990,000

01743 450 700

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.



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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.

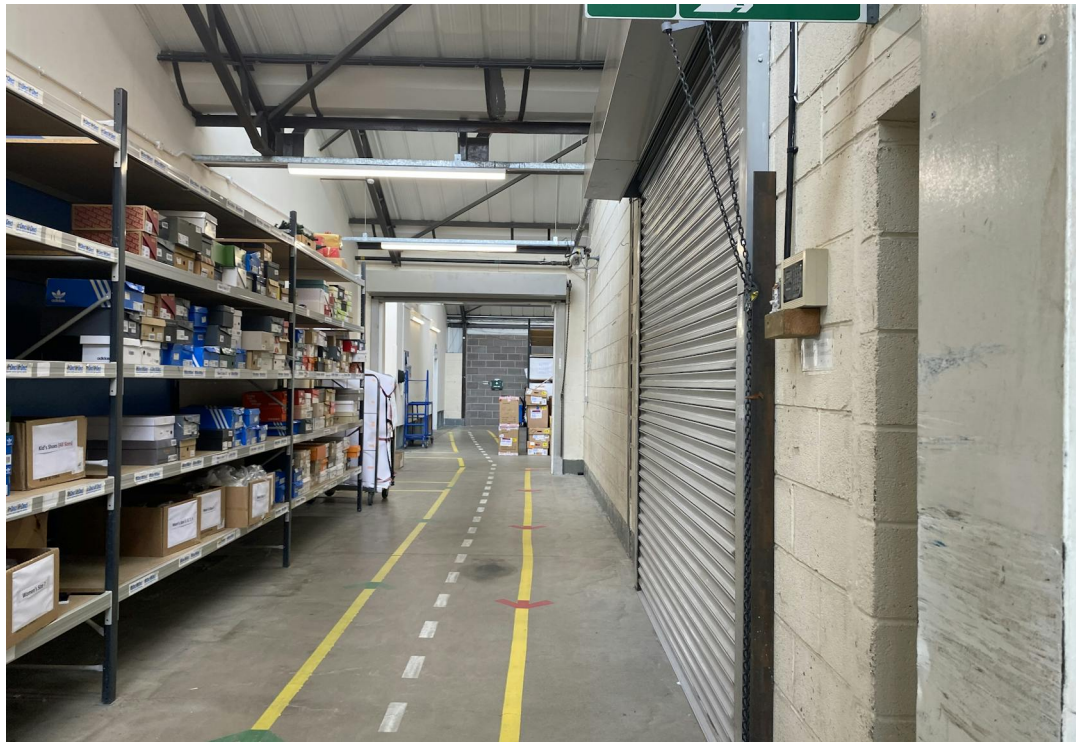
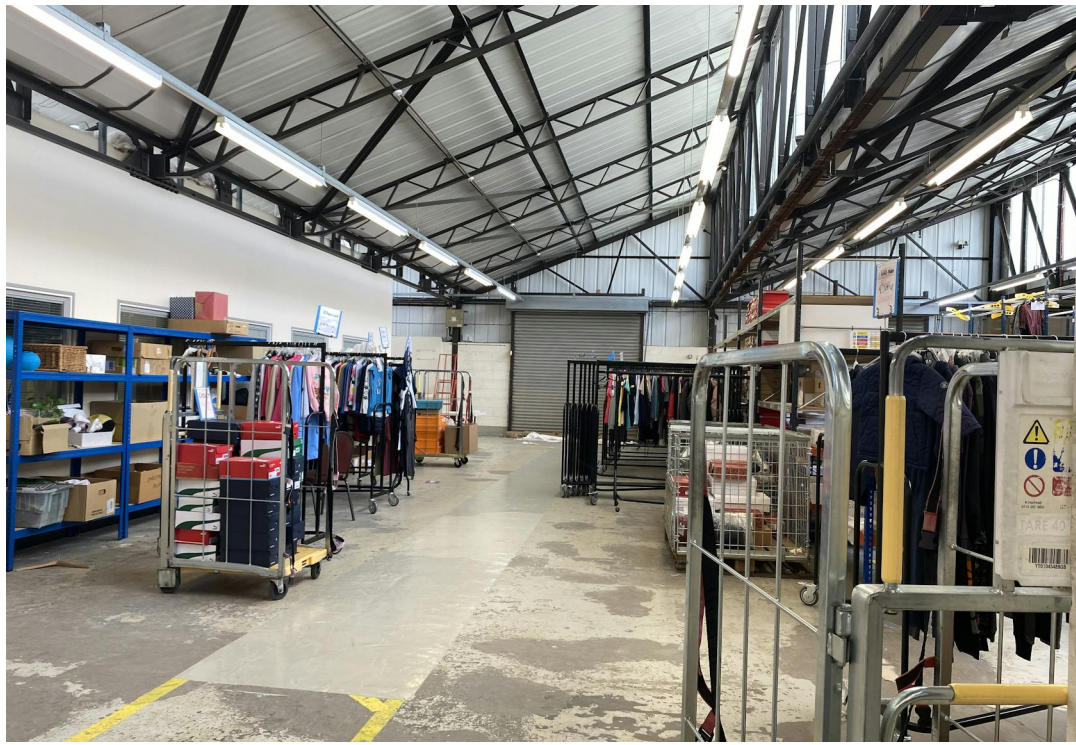
The office building is of traditional brick construction under a felt flat roof and the industrial/business space is constructed in part brickwork and portal steel frame construction clad in profile sheeting. The property is accessed from Clinton Road and Castlefields Road. Externally the property benefits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

Suitable for a variety of uses, subject to statutory consents.

ACCOMMODATION

The accommodation comprises the following areas:

NAME	SQ FT	SQ M
Building - Office	7,000	650.32
Building - Warehouse	40,600	3,771.86
Total	47,600	4,422.18





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.

LOCAL AUTHORITY

Herefordshire Council
Plough Lane
Hereford
HR4 0LE
01432 260000

PRICE

£990,000.00 exclusive

VAT

Applicable

RATES

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

Rateable Value: £152,000

Rates Payable: £77,824.00 per annum

LEGAL COSTS

Each party to bear their own costs

EPC

On Application

CONTACT

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

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