



THE COMMERCIAL PROPERTY SPECIALISTS

TO LET

TRADE COUNTER/INDUSTRIAL UNIT

**10,785 sq ft
(1,001 sq m)**



**UNITS 11 & 12 WIDEMARSH TRADE PARK,
HOLMER ROAD, HEREFORD, HR4 9RY**



- ◆ Neighbouring occupiers include Howdens and Enterprise Rent a Car
- ◆ Undergoing refurbishment.
- ◆ On the busy retail trade throughfare of Homer Road.

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LOCATION

Hereford is a historic cathedral City and a commercial hub in Herefordshire situated in the heart of the rural English/Welsh border region. It combines a strategic regional position with strong agricultural heritage and growing services towards light industrial sectors making it an attractive location for commercial property and business operation. Hereford lies on the River Wye approximately:

- 58 miles from Birmingham
- 56 miles from Cardiff
- 135 miles from London
- 50 miles east of Worcester

The city is geographically well placed as a gateway between Wales and The Midlands economies with rural market towns (eg Ledbury, Leominster, Ross on Wye) within 15 to 30 minutes with wider UK centres reachable by major roads and rail links. Hereford benefits from a direct access to principle regional roads and the M50 motorway around 17 miles south linking to the M5 corridor (to the Midlands and South West), this makes Hereford well connected for logistics, distribution and supply chains serving both Welsh and English markets.

DESCRIPTION

Units 11 & 12 Widemarsh Trade Park comprise an L shaped industrial unit with brick construction under a barrelled vaulted roof. The roof has recently been replaced and the refurbished works are underway.

The unit benefits from two roller shutter doors, one at the front of the premises and one at the rear, there is good parking provision at the side of the unit on a concrete yard/parking area. The building has a height to eaves of 3.86m and benefits from three phase power. Units 11 & 12 are located next door to Howdens and to the rear of Enterprise Rent a Car, other neighbouring occupiers include B & Q, Halfords, Tool Station and Topps Tiles as well as other national retailers.

ACCOMMODATION

	sq ft	sq m
Units	10,785	1,001

TENURE

By way of a new lease on terms to be agreed.

RENT

Rent available upon application.

SERVICES

We understand that mains water, drainage and electricity are connected or available, however, interested parties are advised to check the position with their advisors/contractors.

PLANNING

Interested parties are advised to make their own enquiries with Hereford City Council.

RATES

At present the property is to be reassessed.

VAT

VAT is payable at the prevailing rate.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in this transaction.

EPC

An EPC has been commissioned and will be available shortly.

WEBSITE

A virtual tour, together with aerial photography and further information is available at bulleys.co.uk/widemarsh

VIEWING

Strictly by prior appointment with Bulleys at their Worcester office on 01905 633333.

Details prepared 01/26