



SUITE 3, THIRD FLOOR, KEMBLE HOUSE, 36-39 BROAD STREET, HEREFORD, HR4 9AR

TO LET – LICENSED OFFICES

Rent £600pcm + VAT

EPC Rating 'E'

- Third Floor Modern Office Suite 43 sq m (460 sq ft)
- Lift Access, Perimeter Trunking, Carpeting, Heating
- Parking Available to Rear of Property
- Situated in the Commercial Centre of the City close to the Cathedral

Chartered Surveyors and Commercial Property Agents

Web: www.jdpsurveyors.co.uk

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Tel: 01989 768555

6 High Street, Ross-On-Wye, Herefordshire, HR9 5HL

jackson 
preece

Suite 3, Third Floor, Kemble House, 36-39 Broad Street, Hereford, HR4 9AR

LOCATION

Hereford is a thriving Cathedral City situated approximately one hours drive from Birmingham, Bristol and Cardiff with London being approximately 3 hours drive away.

The offices are situated in Broad Street, a very central location in the City of Hereford amongst national retailers, restaurants and offices with the nearby Grade II Green Dragon Hotel having recently undergone a major refurbishment.

ACCOMMODATION

The third floor accommodation is divided into four separate office suites which are accessed directly off Broad Street, via an intercom system which leads to the communal hallway with lift, stairs etc.

Suite 3 benefits from carpeting, perimeter trunking, electric heating and a sink and tea point. Shared WC facilities. Floor area is 43 sq m (460 sq ft).



LICENCE FEE

£600pcm + VAT payable monthly in advance.

DEPOSIT

A deposit of £1,625 will be required to secure the offices.

SERVICES

Mains water, drainage and electricity are connected.

N.B. None of the appliances or services have been tested in the property and interested parties should satisfy themselves as to their suitability and safety.

TERMS

The offices are available on a licence basis for a minimum of 6 months which can be terminated on the giving of 3 months' notice.

LEGAL COSTS

Each party to meet their own legal fees.

BUSINESS RATES

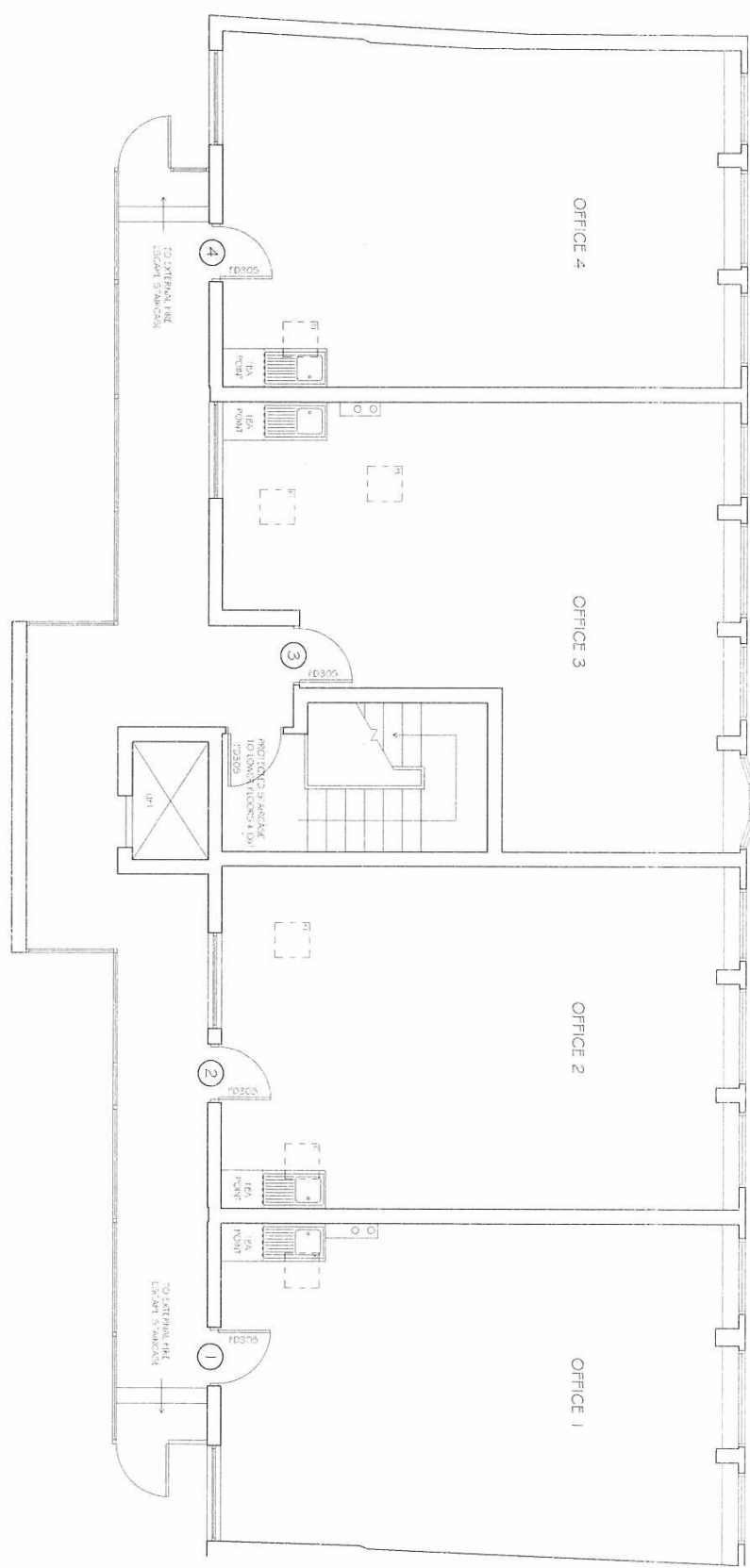
Rateable value £5,300.00. Small business rate relief may be available.

VIEWINGS

Strictly by prior appointment with the Sole Letting Agents, Jackson Preece, Surveyors & Commercial Agents 01989 768555.

PARKING

A parking space may be available at £500 per annum + VAT.



No. 1
 Date
 Revision
 1. 10/10/10
 2. 10/10/10
 3. 10/10/10
 4. 10/10/10
 5. 10/10/10

Andrew Baker Associa Chartered Building Surveyors 31, The Quadrant, Exeter Tel: 01392 275 345	
Client:	Stelling Lease Estates
Site:	Third Floor 100, Broad Street Hoxford HR9 9AR
Drawing Title Proposed Third Floor Plan	
Scale:	1:50 @ A2
Date:	August 2014
Drawing No:	095 - 102
Drawn:	A
Checked:	A

Services, Fixtures, Equipment, Buildings & Land - none of these have been tested by Jackson Preece Ltd. Any interested party will need to satisfy themselves as to the type, condition and suitability for purpose.

MISPRESENTATION ACT

These particulars are prepared with care, but are not guaranteed and do not constitute, or constitute part of, an offer or contract. Intending purchasers must satisfy themselves of these particulars' accuracy by inspection or otherwise, since neither the vendor, nor Jackson Preece Ltd shall be responsible for statements or representations made. The Vendor does not make or give, and neither Jackson Preece Ltd nor any person in their employment has any authority to make or give any representation or warranty in relation to this property.

We would strongly advise anyone wishing to view this property to contact us first, particularly if travelling any distance, to confirm availability and to discuss any material facts relating to it which are of importance to them and we will endeavour to verify such information.

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements