

**TO LET**  
**OFFICES**  
**FROM 750 SQ FT**

**jackson**   
preece



**Berrows Business Centre, Bath Street, Hereford, HR**  
**Self Contained Offices | Excellent City Centre Location | Parking Available**



## LOCATION

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

Berrows Business Centre is located off the A438 where it meets Kyrle Street in Hereford. Other occupiers in the property are Taurus Healthcare Ltd, Glasshouse Estates and Properties LLP and more.

## DESCRIPTION

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Berrows Business Centre comprises of a range of office space which are home to a number of different businesses.

The available accommodation is within a detached former flour mill building arranged over a number of floors.

The main features are:

- Self contained suites
- Kitchenette
- Shared WC facilities
- Excellent city centre location
- On site parking available separately



## KEY INFORMATION

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### SERVICES

Mains water, drainage and electricity are connected to the property.

**NOTE : None of the services have been tested by Jackson Preece Surveyors**

### RATING

Further details available from the marketing agents

### ACCOMMODATION

Office 201 extending to 750 sq ft

Office 203 extending to 1,000 sq ft

### QUOTING TERMS

The suites are available on internal repairing and insuring terms.

### QUOTING PRICE

Office 201 at £7,500 per annum

Office 203 at £10,000 per annum

### SERVICE CHARGES

A charge is made to cover the upkeep and maintenance of the common parts of the estate and building.

### LEGAL COSTS

Each party will be responsible for their own legal fees involved in the transaction.

### VAT

VAT is not applicable



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**ALL VIEWINGS WITH PRIOR APPOINTMENT:**

**JACKSON PREECE SURVEYORS**

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