

3874

Former Residential Home, 161
Holme Lacy Road, Hereford, HR2
6DG

Cross & James Commercial
(01432) 343777

[Office] Former residential home with extensive accommodation located south of the city centre. The property is largely constructed of brick beneath tiled roofing with accommodation laid out around an inner courtyard, bounded to one side by the west wing and the other by the former church. The east wing leads in that direction from the main block towards the principal driveway. There are around 40 individual rooms spread between ground and first floor with kitchen, utility, dining and lounge rooms plus offices. In addition there is the former church which is close to the main entrance. The property has been used as a residential home for many years but subject to approval of the local authority maybe suitable for other uses.

| Min | Max | Total | |
|------|------|-------|----------|
| 2.75 | 2.75 | 2.75 | Acres |
| 1.11 | 1.11 | 1.11 | Hectares |



Freehold

Offers Invited

2710

131 Eign Street, Hereford,

Diane James
01432 343454

[Office or Retail] Office or retail space available near to town centre (opposite Steels of Westgate). Front office/retail space approx 25ft deep reducing from 9ft to 6ft8in in width, approx 198 sq ft. Display window frontage to Eign St. Rear office/store of approx 45 sq ft. Separate toilet facilities. Car parking can be arranged nearby for small additional fee. Would sell with maisonette above.

| Min | Max | Total | |
|------|-------|-------|------|
| 4.12 | 22.57 | 22.57 | SqM |
| 45 | 243 | 243 | SqFt |



Leasehold
Freehold

On Application
Negotiable

2775

41 Bridge Street, Hereford, HR4
9DG

Sunderlands & Thompsons
(01432) 356161

[Office] Centrally located upper floor offices from single rooms to a suite of four rooms, accessed separately from ground floor level. Shared kitchen and WC facilities. First floor, 6.72sq.m (67sq.ft) up to 40.15sq.m (432sq.ft), Second floor 5.36sq.m (58sq.ft) up to 32.66sq.m (352sq.ft). Can be let as individual secure rooms or a combination of rooms as required. Rent ranges from £2000 per annum inclusive for the smallest single room up to £12,500 per annum inclusive for all the accommodation available.

| Min | Max | Total | |
|------|-------|-------|------|
| 5.36 | 40.15 | 45.5 | SqM |
| 58 | 432 | 490 | SqFt |

Leasehold £1,075 £12,500 On Application



3822

Office Suites, Mortimer House ,
Off Holmer Road, Hereford, HR4
9TA

Turner & Company
(01432) 276202



[Office] Individual ground and first floor offices from single rooms upwards. The property benefits from a full time receptionist, suspended ceilings, recessed lighting and trunking to walls. Communal wc and kitchens on ground and first floors. Conference room available at an additional cost. Accomodation can be let as individual secure rooms or comination of rooms with connecting doors constructed if required. Rent includes heat, lighting, water, insurance, rate, receptionist, maintenance of the building and cleaning.

Leasehold from £2,000 per annum

| Min | Max | Total | |
|-------|--------|--------|------|
| 10.31 | 115.47 | 115.47 | SqM |
| 111 | 1243 | 1243 | SqFt |

Leasehold £2,000

Per Annum
On Application

556

Mortimer House , Off Holmer
Road, Hereford, HR4 9TA

Mortimer House Properties
(01432) 353539



[Office] Fully furnished and serviced office accommodation with facilities available inc. videos, overhead projectors, etc. Licence period 3 months. From £50 per week all inclusive. Car parking available. Offices from 120 SqFt to 500 SqFt available immediately.

| Min | Max | Total | |
|-------|--------|--------|------|
| 11.15 | 148.64 | 148.64 | SqM |
| 120 | 1600 | 1600 | SqFt |

Licence

On Application

3896

Rural Enterprise Centre, Vincent
Carey Road, Rotherwas Industrial
Estate, Hereford, HR2 6FE

Evans Easyspace
01432 373602



[Office or Industrial/Warehouse] One of a series of centres to be built in the Rural Regeneration Zone, the Rural Enterprise Centre in Rotherwas is an exciting new build incorporating a mix of commercial uses including fully serviced offices and workshops.

10 offices are still available as fully serviced accommodation let inclusive of rent, rates, furniture sets, telephone lines and handset (including line rental), utilities, and cleaning. Size of units range from 140 - 570 SqFt. Prices can be tailored to individual requirements.

There are no workshops currently available but there is a waiting list for units.

Built to a 'Very Good' BREEAM rating to minimise occupiers energy usage and carbon footprint. Please contact the agent for further information on rent and availability.

| Min | Max | Total | |
|-----|------|-------|------|
| 13 | 503 | 503 | SqM |
| 140 | 5414 | 5414 | SqFt |

Leasehold

3085

2 Parking Spaces Wall Street Car Park, Wall Street, Hereford,

Herefordshire Council Property Services
(01432) 260845

[Office or Retail] 2 parking space close to the city centre on annual lease available (size shown for technical reason only). Rent of £500 pa + VAT. For further information please contact Adrian Robinson on 01432 261517.

| Min | Max | Total | |
|-----------|-------|-------|-----------------|
| 13.01 | 13.01 | 13.01 | SqM |
| 140 | 140 | 140 | SqFt |
| Leasehold | £500 | | Per Annum + VAT |

1623

9 Barroll Street, Hereford, HR1 2LY

Cross & James Commercial
(01432) 343777

[Retail or Office] Ground floor office or lock-up shop on Barroll Street. Barroll Street links St Owen Street with East Street almost opposite St Owens Mews. The premises here have, over the years, operated as both shop and office – latterly having been used as offices by a well known local Charity. The property has a timber framed double shop front with detachable security grills and contains an area some 4.27m wide x 3.8m deep (14ft 4" x 12ft 6"). There is a small lobby, WC and private shared yard area. Mains water, electricity and drainage are connected to the property.



| Min | Max | Total | |
|-----------|--------|--------|---------------------|
| 16.248 | 16.248 | 16.248 | SqM |
| 175 | 175 | 175 | SqFt |
| Leasehold | £3,250 | | Per Annum Exclusive |

4393

White Hall Farm, White Hall Road, Hampton Bishop, Hereford, HR1 4LB

Rogers, Jamie
07971 234126

[Office] Self storage containers and barn storage. Secure, dry and insulated. Easy access for all vehicles including articulated deliveries. Situated just 5 minutes from Hereford in quiet countryside and easily accessible from all areas. Additional on site storage also available. Good broadband speed. Car parking available on site. Rental from £95 per month.

| Min | Max | Total | |
|-----------|-------|-------|-----------|
| 16.7 | 464.5 | 464.5 | SqM |
| 180 | 5000 | 5000 | SqFt |
| Leasehold | £95 | | Per Month |

2516

Room 15 , Phoenix House, 83
Widemarsh Street, Hereford, HR4
9EU

Biddle Properties
01432 265352



[Office] A single first floor office in the ideally located building adjacent to the city centre. The building is alarmed, and the office shares kitchen and WC facilities with the other occupiers. One car parking space is included with the unit. No VAT charged.

| Min | Max | Total | |
|-------|-------|-------|------|
| 16.72 | 16.72 | 16.72 | SqM |
| 180 | 180 | 180 | SqFt |

Leasehold £1,200 Per Annum

2205

Berrows Business Centre, Bath
Street, Hereford, HR1 2HE

Biddle Properties
01432 265352



[Office] Multiple occupancy office building in prominent location on the edge of the City Centre and adjacent to public car parks. The building is divided into a no of single and multiple office suites over 5 floors and benefits from ground floor lift access, connection to all utilities and allocated car parking. Premises are available to let on flexible and competitive terms with no VAT charged. All enquiries in the first instance should be directed to the owners.

| Min | Max | Total | |
|-------|------|-------|------|
| 18.58 | 92.9 | 92.9 | SqM |
| 200 | 1000 | 1000 | SqFt |

Leasehold On Application
Licence On Application

3836

First Floor, 22 King Street,
Hereford, HR4 90BX

Watkinson Drake
01432 344144

[Office] Office available on first floor, flexible terms including short lets.

| Min | Max | Total | |
|-----|-----|-------|------|
| 21 | 21 | 21 | SqM |
| 226 | 226 | 226 | SqFt |

Leasehold On Application

1557

Hereford House, East Street,
Hereford, HR1 2LU

Cross & James Commercial
(01432) 343777



[Office] First and second floor offices available at Hereford House. The property is located at the junction of Offa Street and East Street close to the heart of the city centre. The first floor consists of two offices and store room totalling 405 sqft available at £5,100 per annum. The second floor consists of six rooms totalling 1,100 sqft available at £7,000 per annum. Shared use of male and female WC available.

| Min | Max | Total | |
|------|-------|-------|------|
| 37.6 | 102.2 | 139.8 | SqM |
| 405 | 1100 | 1505 | SqFt |

Leasehold £5,100 £7,000 Per Annum

4327

First Floor Offices , Phoenix Chambers, 17 King Street, Hereford, HR4 9BX

Turner & Company
(01432) 276202



[Office] The accommodation available is situated to the rear on the first floor comprising a kitchen/lobby area and two further office spaces. It is approached via a communal corridor and an entrance off King Street. Mains electricity, water and drainage are connected.

Kitchen/lobby - 12.49 SqM (134 SqFt)

Office 1 - 23.16 SqM (249 SqFt)

Office 2 - 13.2 SqM (142 SqFt)

| Min | Max | Total | |
|------|------|-------|------|
| 48.9 | 48.9 | 48.9 | SqM |
| 526 | 526 | 526 | SqFt |

Leasehold £5,000 Per Annum

4491

Ground Floor Suite, Shiretown House, 41-43 Broad Street, Hereford, HR4 9AR

Cross & James Commercial
(01432) 343777



[Office] Entry to the suite is initially via the main front door of the building for the office accommodation and the accommodation faces out across a lobby towards the street, benefiting from a large display window inside. The maximum dimensions of the floor space are 4.78m wide x 11.15m deep. Night storage heating is installed and there is a good level of natural lighting from a roof light above the suspended ceiling.

A side door leads out into the corridor which provides access to the rear but off which is the Cloakroom of generous proportions 1.53m x 3.12m containing WC and sink unit. At the rear is a parking yard where one space will be allocated by the landlords for the use of the occupying tenant if required.

| Min | Max | Total | |
|------|------|-------|------|
| 50.2 | 50.2 | 50.2 | SqM |
| 547 | 547 | 547 | SqFt |

Leasehold £9,250 Per Annum Exclusive

3944

Shop 2 Thorpe House, King Street, Hereford, HR4 9BX

Turner & Company
(01432) 276202



[Retail or Office] Conveniently located A1/A2 Unit situated in the prime business district. The premises comprise of a ground floor retail/A2 unit together with a WC facility at the rear. It is currently divided to provide a reception area together with separate offices. A service charge is payable on a proportional basis to cover the external maintenance of the building and central heating system.

| Min | Max | Total | |
|-----|-----|-------|------|
| 54 | 54 | 54 | SqM |
| 581 | 581 | 581 | SqFt |

Leasehold £16,000 Per Annum Exclusive

4436

First Floor Offices, 17B West Street, Hereford, HR4 0BX

Arkwright Owens
(01432) 267213

[Office] First floor offices in a period property with high ceilings. The property is large open plan with one large office. Water, electricity and parking is available.

| Min | Max | Total | |
|------|------|-------|------|
| 66.9 | 66.9 | 66.9 | SqM |
| 720 | 720 | 720 | SqFt |

Leasehold £7,200

Per Annum Exclusive

4416

Unit 201 , 2nd Floor Berrows Business Centre, Bath Street, Hereford, HR1 2HE

Biddle Properties
01432 265352

[Office] A self contained 2nd floor suite of offices within Berrows Business Centre which is a DDA compliant building comprising a number of consulting/interview rooms, general offices and waiting areas with kitchen facilities. There are both ladies and gents WC's on the 2nd floor with disabled WC's and baby changing facilities on site. The property has the benefit of 2 car parking spaces. There is a service charge for all common area management undertaken including lift maintenance, cleaning, security patrol etc.

| Min | Max | Total | |
|------|------|-------|------|
| 67.2 | 67.2 | 67.2 | SqM |
| 730 | 730 | 730 | SqFt |

Leasehold £5,000

Per Annum



3884

Ground Floor, 22 King Street, Hereford, HR4 9BX

Watkinson Drake
01432 344144

[Office or Retail] Ground floor shop situated in a central position in King Street would suit estate agent or other professional office. Further office space available together with car parking

| Min | Max | Total | |
|------|------|-------|------|
| 75.2 | 75.2 | 75.2 | SqM |
| 816 | 816 | 816 | SqFt |

Leasehold

4408

Suite 3, Marshall Business
Centre, Faraday Road, Hereford,
HR4 9NS

Turner & Company
(01432) 276202



[Office] The premises comprise a ground floor self contained office suite with access for public use from a reception lobby, which also serves the adjoining office suite and the staircase to the first floor. Within the office it is laid out with a main open plan office area and a separate manager's/interview office. There is also a separate door to the side which offers immediate access to the car parking area.

Heating is provided by electric radiators, separate male and female wc facilities are at first floor. Parking is available within the whole Estate but is not allocated on an individual basis. There is a service charge to cover the cost of cleaning and maintaining the toilet accommodation, provision of water, maintenance to the exterior of the building and cleaning of the outside areas.

| Min | Max | Total | |
|-----------|--------|-------|---------------------|
| 92 | 92 | 92 | SqM |
| 990 | 990 | 990 | SqFt |
| Leasehold | £6,750 | | Per Annum Exclusive |

3977

Unit 5, 32 Aubrey Street,
Hereford, HR4 1NU

Arkwright Owens
(01432) 267213

[Retail or Office] The landlord reserves the right to revise the rent dependent upon the layout and any works to the building. Currently set out as 7 rooms.

| Min | Max | Total | |
|-----------|---------|-------|-----------------|
| 92.9 | 92.9 | 92.9 | SqM |
| 1000 | 1000 | 1000 | SqFt |
| Leasehold | £12,000 | | Per Annum + VAT |

4437

Unit 1, 32 Aubrey Street,
Hereford, HR4 1NU

Arkwright Owens
(01432) 267213

[Office] Six first floor offices with kitchen, WC, disabled WC shower room and excellent natural lighting. Electricity, gas fired heating, water and car parking available.

| Min | Max | Total | |
|-----------|---------|-------|-----------------|
| 98.5 | 98.5 | 98.5 | SqM |
| 1060 | 1060 | 1060 | SqFt |
| Leasehold | £11,000 | | Per Annum + VAT |

4372

First Floor Suite, Thorpe House,
King Street, Hereford, HR4 9AR

Turner & Company
(01432) 276202

[Office] The premises are situated on Broad Street, opposite the Cathedral in the central business district of Hereford and in close proximity to the prime retail area. The accommodation is accessed via a shared entrance off Broad Street. The accommodation benefits from gas fired central heating, good natural light and has recessed diffused strip lighting, partitioning and carpeting throughout. There are both gents and ladies WC facilities together with a recently refurbished kitchen area. One parking space is available in the rear car park.

| Min | Max | Total | |
|----------|----------|----------|------|
| 107.5999 | 107.5999 | 107.5999 | SqM |
| 9999999 | 9999999 | 9999999 | SqFt |
| 999 | 999 | 999 | |
| 1158 | 1158 | 1158 | |

Leasehold £11,000

Per Annum Exclusive



4371

Suite 1 - Second Floor, Thorpe
House, King Street, Hereford,
HR4 9AR

Turner & Company
(01432) 276202

[Office] The premises are situated on Broad Street, opposite the Cathedral in the central business district of Hereford and in close proximity to the prime retail area. The accommodation is accessed via a shared entrance off Broad Street. The accommodation benefits from gas fired central heating, good natural light and has recessed diffused strip lighting, partitioning and carpeting throughout. There are both gents and ladies WC facilities together with a recently refurbished kitchen area. One parking space is available in the rear car park.

| Min | Max | Total | |
|-------|-------|-------|------|
| 123.1 | 123.1 | 123.1 | SqM |
| 1325 | 1325 | 1325 | SqFt |

Leasehold £12,500

Per Annum Exclusive



4433

Packers House, 25 West Street,
Hereford, HR4 0BX

Cross & James Commercial
(01432) 343777

[Office] Packers House is a stylish modern office building close to the city centre constructed of brick with slate roofing. The space is contained within Suite 3 at first floor having its own entry from the parking yard. At the head of the staircase are separate Male and Female toilets each with WC and hand basin.

Principally open plan, the office space is approx 159m2 (1717 sq ft). The main section is approx 12.3m x 6.36m continuing on at an angle with a further 7.05m x 6.09m to the gable end with a deep window overlooking West Street, also at an angle. The inner area is approx 9.96m x 5.29m and has glazed roofing above approximately half of the space (with blinds) and a window in the end wall. Leading on via glazed double doors is a further area 2.26m x 5.35m. Mains water and electricity are connected. Night storage heating to the principal areas plus 2 no. wall mounted a/c units to the inner offices.

| Min | Max | Total | |
|------|------|-------|------|
| 159 | 159 | 159 | SqM |
| 1711 | 1711 | 1711 | SqFt |

Leasehold £14,000

Per Annum Exclusive



4432

Unit 2 Clearview Court, Twyford
Road, Rotherwas, Hereford, HR2
6JR

Cross & James Commercial
(01432) 343777



[Retail or Office] Purpose built showroom/office unit with ample parking. The unit was built for occupation by Clearview Industrial Services who have, together with the CleanMy business moved next door into Unit 1. The accommodation is approx 162m2 (1745 sq ft) overall, made up predominantly of showroom accessible via glazed double doors. There is also a side office and to the rear kitchen facilities. Toilet accommodation is shared with other occupiers within the block. The property is offered on a new proportionate Full Repairing and Insuring Lease for a minimum term of 3 years at a rental of £8,000 per annum exclusive.

| Min | Max | Total | |
|------|------|-------|------|
| 162 | 162 | 162 | SqM |
| 1744 | 1744 | 1744 | SqFt |

Leasehold £8,000 Per Annum Exclusive

4453

135 Eign Street, Hereford, HR4
0AJ

Turner & Company
(01432) 276202



[Office] The subject property comprises a three storey mid terraced building which is traditionally constructed and has a largely open plan ground floor with appropriate ancillary facilities together with first floor office accommodation with kitchen and cloakroom/wc. At second floor level there is a further large open office. Outside, there is parking for 8 to 10 vehicles and there is a brick outbuilding which may be suitable for storage.

Ground floor – offices and ancillary accommodation- 82.89sqm (892sqft)

First floor – 2 offices and kitchen – 54.14sqm (582sqft)

Second floor – open office 30.17sqm (325sqft)

Total – 167.20sqm (1,799sqft)

| Min | Max | Total | |
|-------|-------|-------|------|
| 167.2 | 167.2 | 167.2 | SqM |
| 1800 | 1800 | 1800 | SqFt |

Leasehold £13,750 Per Annum

2273

65 St Owen Street, Hereford, HR1
2JQ

Mark Atkins Associates
01432 379432



[Office or Retail] The property comprises ground floor A2 retail and office accommodation with double frontage onto St Owen Street. Internally the accommodation has a mixture of open plan and cellular offices with central heating, suspended ceiling with integral lighting, power points and kitchen and WC facilities. Additional accommodation is provided at basement level for storage and ancillary uses and there are 4 car park spaces to the rear of the building. Mains water, electricity and drainage available.

Ground Floor – 118.45sqm / 1,275sqft

Basement - 49.94sqm / 538ft

TOTAL - 168.39sqm / 1,813sqft

| Min | Max | Total | |
|-------|-------|-------|------|
| 168.4 | 168.4 | 168.4 | SqM |
| 1813 | 1813 | 1813 | SqFt |

Leasehold £15,000 Per Annum

4158

The Mews, 19-21 King Street,
Hereford, HR4 9DX

Cross & James Commercial
(01432) 343777



[Office] Suite of ground, 1st and 2nd floor offices in the centre of Hereford City. The accommodation was for many years occupied by Brightwells and more recently has been the base for a well known local firm of solicitors. A particularly unusual feature of the property is the secluded entrance (with ease of access for the disabled) set back from King Street.

The ground floor consists of a reception along with three offices, storeroom, male, female and disabled toilets and a small kitchenette.

On the first floor there are five offices and a small storeroom. The second floor consists of five offices and a staffroom. In addition there is basement and attic storage.

Mains water, electricity and drainage are connected with gas-fired central heating from a boiler located in the basement. It may be possible that two or more car parking spaces could be allocated at a rent to be negotiated as part of the lease disposal.

| Min | Max | Total | |
|--------|--------|--------|------|
| 287.14 | 287.14 | 287.14 | SqM |
| 3091 | 3091 | 3091 | SqFt |

Leasehold £16,750 Per Annum Exclusive

4407

Priebe Building, Red Barn Drive,
Hereford, HR4 9QL

Turner & Company
(01432) 276202



[Office] The Priebe building comprises a purpose built 2 storey office building with large open plan offices, reception area and wc facilities at ground floor level together with a series of smaller offices, large open plan office and ancillary accommodation at upper floor level. There is air conditioning or electric heating throughout the accommodation with both a fire alarm and security alarm system.

To the side and rear of the building is parking for approximately 12 vehicles, in addition to which the site can be secured by means of a galvanised metal gate. The property has the benefit of mains electricity, water and drainage.

The floor areas measured on a net internal basis are as follows:-

Ground floor – reception/entrance, 2 general offices and 2 store rooms – 147.48sqm (1,587sqft).

First floor – large general office, 4 smaller offices and kitchen/staff room with cupboard – 23.64sqm (2,408sqft).

Total – 371.12sqm (3,995 sqft)

| Min | Max | Total | |
|--------|--------|--------|------|
| 371.12 | 371.12 | 371.12 | SqM |
| 3995 | 3995 | 3995 | SqFt |

Freehold

£395,000

For Sale

665

Former first floor offices, Hereford
Railway Station, Hereford,

Network Rail
01666 840725



[Office] Suitable as offices/educational establishment. Substantial refurbishment investment required.

| Min | Max | Total | |
|--------|--------|--------|------|
| 371.61 | 371.61 | 371.61 | SqM |
| 4000 | 4000 | 4000 | SqFt |

Leasehold

On Application

4454

Pracctice House, 216 Straight
Mile Road, Rotherwas, Hereford,
HR2 6JP

Turner & Company
(01432) 276202



[Industrial/Warehouse or Office] The unit, which was constructed around 2000, forms part of a select development of three high specification buildings and is capable of being used as offices, warehouse or light industrial unit. The building is of steel portal frame construction and is currently fitted out to provide a mixture of high quality office accommodation on the ground and first floors with the benefit of perimeter trunking, central heating, carpets, fitted kitchen and toilet facilities. In addition to these areas a small part of the building is suitable for warehousing with a height to eaves of 5.2m accessed by an electric roller shutter loading door. Externally there is a shared brick pavior yard area within which there can be dedicated parking.

The approximate measured floor areas calculated on a gross internal area basis are:

Offices principally on ground floor with part first floor - 4,980sqft / 462.71sqm

Kitchen/staff room - 235sqft / 21.86sqm

Warehouse - 1,030sqft / 95.76sqm

| Min | Max | Total | |
|--------|--------|--------|------|
| 580.33 | 580.33 | 580.33 | SqM |
| 6247 | 6247 | 6247 | SqFt |

Leasehold £35,000 Per Annum

4391

The Hereford Bull, 171
Widemarsh Street, Hereford, HR4
9NE

John Kendrick Ltd
01989 764444

[Retail or Office] Vacant public house with first floor offices in Hereford city. Limited car parking available. Permission for offices on the first floor.

| Min | Max | Total | |
|-------|-------|-------|------|
| 696.8 | 696.8 | 696.8 | SqM |
| 7500 | 7500 | 7500 | SqFt |

Leasehold Negotiable
Freehold Negotiable

4459

Broadway House, 32-35 Broad
Street, Hereford, HR4 9AR

Turner & Company
(01432) 276202

[Development Opportunity or Office or Retail] Broadway House provides purpose built mainly open plan offices on 5 floors standing within a site of approximately 0.247 acres. There is gas fired central heating throughout together with lift access to the upper floors and ground floor office premises to both the front and rear. Currently the site has 18 car spaces.

The property lends itself to refurbishment for either a continuation of office use or a part mixed use redevelopment including retail at ground floor (subject to planning). The majority of the site is suitable for residential conversion / redevelopment or hotel use. A planning statement is available on request.

| Min | Max | Total | |
|---------|---------|---------|------|
| 1908.58 | 1908.58 | 1908.58 | SqM |
| 20544 | 20544 | 20544 | SqFt |



Freehold

For Sale