

4150

Offices at Beggars Ash, Bromyard Road, Ledbury

John Goodwin
01531 634648



[Office] Well equipped and ready to move into first floor office accommodation on the Bromyard Road on the edge of Ledbury. 2 offices are available as a suite or individually, with shared kitchen and cloakroom facilities and free shared use of large conference room.

All offices have self-closing fire doors, each with individual yale or mortis lock. All are carpeted, with south facing windows, central heating radiators, striplighting and socket and BT points. Each room benefits from its own phone line. There is ample parking adjacent to the unit

Office / Size (SqFt) / Rent / Service Charge

8 / 227 / £200 / £130

6 / 85 / £95 / £50

All prices are per calendar month.

	Min	Max	Total	
	7.9	29	29	SqM
	85	312	312	SqFt
Leasehold	£95		£200	Per Month

3955

Council Offices, 1 Rowberry Street, Bromyard

Bromyard Town Council
01885 482825



[Office] The Council Office building is a three storey Grade II Listed former Vicarage located on the north eastern side of the town. It sits in the middle of a site which also accommodates a car park, the Town Green and Heritage Centre. It is within walking distance of the town centre. Beautiful views and a peaceful atmosphere.

Rental includes heating, lighting water and office cleaning. The Council Chamber also available for hire on an hourly basis for meetings, presentations etc. Dedicated car park spaces available at £250 per annum per space.

22' 3" x 15'8" First Floor

12' 00" x 10' 3"

8' 6" x 10' 6"

15' 2" x 7'10" Ground Floor

	Min	Max	Total	
	8.25	63.2	63.2	SqM
	89	680	680	SqFt
Leasehold	£15			Per SqFt

3964

Bankhouse, Old Tannery Yard,
Church Lane, Ledbury

Nicholas Craddock (Ledbury)

[Office] Newly refurbished office accommodation in Ledbury town centre. Furnished / unfurnished with high speed internet access. Shared use of kitchen and roof terrace.

Min	Max	Total	
9.3	204.4	204.4	SqM
100	2200	2200	SqFt

Leasehold £12 Per SqFt pa exclusive + VAT



3635

Ground Floor Offices, 11a High
Street, Ledbury

John Goodwin
01531 634648

[Office] Conveniently situated town centre office premises in a prominent position. A self contained first floor premises comprising shared entrance lobby, front office (16' x 12'), rear office (12' x 7'3") and cloakroom. Mains electricity, water and drainage are connected to the property.

Min	Max	Total	
25.65	25.65	25.65	SqM
276	276	276	SqFt

Leasehold £3,500 Per Annum Exclusive

3065

33 The Homend, Ledbury

John Goodwin
01531 634648

[Retail or Office] Town centre premises offering refurbished retail/office accommodation on the ground floor with two/three bedroomed living accommodation above. Ground floor provides 3 rooms, utility and cloakroom, extending to approx 350 sq ft in total.

Min	Max	Total	
33.27	33.27	33.27	SqM
358	358	358	SqFt

Freehold £235,000 Guide price



4192

Unit 9, Leighton Court Business
Centre, Lower Eggleton, Ledbury

RH & RW Clutton
(01531) 640262

[Office] Unit 9 has been recently renovated and is provided within a traditional stone building under a tiled roof. It has been fitted with double glazed windows and has insulated walls, floors and ceiling. It has 'natural light' light fittings, numerous electrical sockets and exterior lights. There is an integral kitchenette, with sink, work surface and power points for microwave, kettle and fridge. Toilet facilities are also installed in the Unit. Ample car parking will be provided.

Min	Max	Total	
51.5	51.5	51.5	SqM
554	554	554	SqFt

Leasehold £295 Per Month



3406

Suite A Whitestone Business
Park, Whitestone, Hereford

Turner & Company
(01432) 276202

[Office] Ground floor office suite situated on a popular business park fronting the A4103 Hereford to Worcester Road. The property comprises a single storey building of brick construction and benefits from two private entrances to front and rear. Internally the accommodation is divided into a series of three offices and has the benefit of night storage heating, strip fluorescent lighting, alarm and telecom and power points. A kitchenette and WC are also provided. The property has mains electricity, water and drainage.

Min	Max	Total	
59.36	59.36	59.36	SqM
639	639	639	SqFt
Leasehold	£4,850		Per Annum



3910

Juro Court, 3 x Workshops &
Offices, Whitbourne, Worcester

Pughs
01531 631122

[Industrial/Warehouse or Office] Each unit comprises (with approximate dimensions):

WORKSHOP / STORAGE AREA 5.10m x 7.09m (39' x 60'5) accessed via single pedestrian door, storage heater. **CLOAKROOM FACILITIES Shared Ladies/Disabled and Gents with W.C. and hand basin.**

Stairs leading to: **FIRST FLOOR OFFICE / STORAGE AREA 5.10m x 7.0m** with Velux conservation roof lights, storage heater. **SERVICES** We have been advised that single-phase electricity and mains water is available. Drainage via private sewage treatment plant. This information has not been checked with the respective service providers and interested parties may wish to make their own enquiries with the relevant authorities. No statement relating to services or appliances should be taken to infer that such items are in satisfactory working order and prospective tenants are advised to satisfy themselves

where necessary.

Min	Max	Total	
69.68	69.68	69.68	SqM
750	750	750	SqFt
Leasehold			Offers Invited
Freehold			Offers Invited



2823

Unit 3 Leighton Court Business
Park, Lower Eggleton, Ledbury

RH & RW Clutton
(01531) 640262



[Industrial/Warehouse or Office] Unit 3 Leighton Court Business Centre is a well-lit property being the middle Unit within a range of converted traditional brick and stone buildings and is set in a farm location. The ground floor is a large open plan area with a small enclosed room to one end. It has a mini kitchen with a range of units/cupboards. The Unit is heated by a LPG gas boiler and radiators and is carpeted. The first floor is a large bright area, but is in the roof void and provided for storage only.

A shared toilet block is located within the building and the cost of cleaning is shared between the occupiers. A car parking area is available in front of the units. The site is covered by CCTV surveillance, subject to a small annual charge by the Landlord in respect of annual maintenance costs. Three Phase electricity and mains water are available.

Min	Max	Total	
83.3	83.3	83.3	SqM
897	897	897	SqFt

Leasehold £325 Per Month

4193

2 Sear House, Bye Street,
Ledbury

John Goodwin
01531 634648



[Office] Large, well equipped high spec offic due to be separated off from light use storage area to the first floor of 2 Sear House, Bye Street, Ledbury. Existing features include windows to front and rear elevations, large central skylight, inset floor sockets/BT points, recent suspended ceiling, perimeter trunking, category 2 office lighting, fire and security alarms, central heating, intercom and shared cloakroom and kitchen facilities. Office space is open plan with potential for temporary subdivision as needed.

Min	Max	Total	
92.9	92.9	92.9	SqM
1000	1000	1000	SqFt

Leasehold £6,950 Per Annum Exclusive +
VAT

4190

The Castle Stables, Eastnor,
Ledbury

Christopher Lyons
01531 636321



[Office] Converted spacious offices with cloakrooms, storage, kitchen, WCs and good access. The premises are situated within a courtyard of traditional stables in a peaceful village surroundings within the grounds of Eastnor Castle. There is parking for approximately 3 cars. The two storey premises is constructed of rendered redbrick under a tile roof.

Min	Max	Total	
145	145	145	SqM
1561	1561	1561	SqFt

Leasehold £1,000 Per Month

3389

Units 1 - 4 Pegs Farm, Staplow,
Ledbury

Pughs
01531 631122

[Industrial/Warehouse or Office] A combination of general industrial premises (B1), storage & distribution premises (B8) & Office Premises (B1a), to be let as a whole or in part , pleasant rural surroundings, 3 phase electric, mains water & private drainage on site, ample parking.

Unit 1 - 5,607 sq ft - £1,400 per month

Unit 3 - suitable for conversion to bespoke open plan office on 2 storeys, ground floor 12.1m x 12.2 m - Price on Application

Min	Max	Total	
147.6	520.9	668.5	SqM
1589	5607	7196	SqFt
Leasehold	£		



3739

Unit 5 Porthouse Business
Centre, Bromyard, Herefordshire

Wilkins Chartered Surveyors
(01905) 723722

[Industrial/Warehouse or Office] New business unit suitable for B1 and B8 uses, comprising flexible business space / workspace accommodation with gross internal areas of: workspace 292 sq.m (3143 sq.ft) and offices 258 sq.m (2777 sq.ft). Of steel frame construction with full height brickwork curtain walling and grey powder coated windows to ground and first floor levels. Specifications include electronically operated insulated roller shutter door to the front elevation, male and female toilets, 3-phase electricity, kitchen facilities, gas central heating, lifts to first floors and ground and first floor offices. Ample car parking, disabled car parking space, cycle provision and independent bin store.

The premises are available either to let on leases on 9 years with rent reviews on an upwards basis at the expiration of every third year, and each unit to be let on a full repairing basis, or for sale freehold with vacant possession.

Min	Max	Total	
550	550	550	SqM
5920	5920	5920	SqFt
Leasehold	£22,500		Per Annum Exclusive
Freehold			To be confirmed



3920

Unit 2 Porthouse Business Centre, Bromyard, Herefordshire

Andrew Grant Commercial
01905 29402
Turner & Company
(01432) 276202



[Industrial/Warehouse or Office] New business unit suitable for B1 and B8 uses, comprising flexible business space / workspace accommodation with gross internal areas of: workspace 292 sq.m (3143 sq.ft) and offices 258 sq.m (2777 sq.ft). Of steel frame construction with full height brickwork curtain walling and grey powder coated windows to ground and first floor levels. Specifications include electronically operated insulated roller shutter door to the front elevation, male and female toilets, 3-phase electricity, kitchen facilities, gas central heating, lifts to first floors and ground and first floor offices. Ample car parking, disabled car parking space, cycle provision and independent bin store.

The premises are available either to let on flexible leases, or sale freehold with vacant possession.

Min	Max	Total	
550	550	550	SqM
5920	5920	5920	SqFt

Leasehold £22,500 Per Annum Exclusive

3921

Unit 3 Porthouse Business Centre, Bromyard, Herefordshire

Andrew Grant Commercial
01905 29402
Turner & Company
(01432) 276202



[Industrial/Warehouse or Office] New business unit suitable for B1 and B8 uses, comprising flexible business space / workspace accommodation with gross internal areas of: workspace 292 sq.m (3143 sq.ft) and offices 258 sq.m (2777 sq.ft). Of steel frame construction with full height brickwork curtain walling and grey powder coated windows to ground and first floor levels. Specifications include electronically operated insulated roller shutter door to the front elevation, male and female toilets, 3-phase electricity, kitchen facilities, gas central heating, lifts to first floors and ground and first floor offices. Ample car parking, disabled car parking space, cycle provision and independent bin store.

The premises are available either to let on flexible leases, or for sale freehold with vacant possession.

Min	Max	Total	
550	550	550	SqM
5920	5920	5920	SqFt

Leasehold £22,500 Per Annum Exclusive

4084

Stocks Cottage, Tarrington, Hereford

Bill Jackson (Hereford)
(01432) 344779



[Office or Industrial/Warehouse] Business Investment For Sale as a going concern or available to to lease for alternative use. Stocks Cottage is a spacious detached bungalow in this popular East Herefordshire village location. Currently the cottage has planning for Holiday Cottage accommodation but other alternative business uses maybe available such as office or light industrial (subject to planning). The accommodation currently comprises large living room/dining room, fitted kitchen, 3 bedrooms, en-suite, family bathroom, central heating, double glazing, garage & parking.

Min	Max	Total	
929	929	929	SqM
10000	10000	10000	SqFt

Leasehold Negotiable
Freehold £245,000 Guide price

4149

European Hall, Bromyard Road,
Ledbury

John Goodwin
01531 634648



[Industrial/Warehouse or Office] A large industrial complex comprising 6 principal buildings offering in total in excess of 200,000 SqFt (19,000 SqM) occupying a secure and well fenced site of approximately 7.2 acres. The site is offered for sale as a single complex, although the owners might be prepared to consider offers for individual parts of the estate. They may also have an interest in renting back some of the buildings on a short term basis if this were of interest to the purchaser.

The premises comprise with approximate dimensions:

Warehouse 1: 88,110 SqFt (8,185 SqM) plus canopy 6,173 SqFt (573 SqM) - 5 storey warehouse constructed in 1965 with concrete frame beneath a steel clad roof. A 60 cwt central goods lift serves each floor. The building has warm air heating. Loading doors to the front served from a projecting canopy.

Warehouse 2: 17,453 SqFt (1,621 SqM) plus mezzanine 5,296 SqFt - Single storey warehouse erected on the site in 1996 of steel portal framed construction. 2 electrically operated up and over doors, roller shutter door. Powrmatic oil-fired warm air heating unit. Steel framed mezzanine.

Office Building 3: (Colquhoun House) 9,000 SqFt (836 SqM) - A two storey office building constructed in 1997. High standard office accommodation incorporating offices, cloakrooms, kitchen etc. Gas fired central heating, double glazing. Of brick construction beneath a tiled roof.

The Bungalow 4: 737 SqFt (68 SqM) - A detached bungalow of brick and tile construction with 2 reception rooms, 2 bedrooms, kitchen and bathroom. The accommodation has been refurbished in recent years and has a garden.

Building 5: 665 (61 SqM) - Single storey office and store.

Building 6: 412 SqFt (38 SqM) - Area of secure storage in 4 sections, each with steel door.

Building 7: 1,450 SqFt (134 SqM) - Row of 7 brick bunkers.

Warehouse 8: 40,451 SqFt (3,758 SqM) plus Plant Room 2,029 SqFt (188 SqM) plus Mezzanine Stores and Offices 21,318 SqFt (1,980 SqM) - Constructed in 1998 to house the Minardi Racing Team. Portal framed construction with 3 roller shutter doors. Eaves height 19'8". Sealed concrete floor. Reception office/showroom. Extensive offices. Engineering workshops. Large mezzanine section with office and stores.

Warehouse 9: 10,500 SqFt (975 SqM) - Nearing completion. Steel framed construction with 2 roller shutter doors.

Building 10: 1,635 SqFt (153 SqM) - Detached steel framed building with roller shutter door.

Building 11: 10,236 SqFt (951 SqM) plus canopy 3,500 SqFt (325 SqM) - Detached warehouse building constructed in 2001 with steel framed construction with office/showroom and large canopy.

Min	Max	Total	
19000	19000	19000	SqM
204516	204516	204516	SqFt

Freehold

£6,000,000

Offers