

Arkwright Owens

CHARTERED SURVEYORS

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**GROUND & FIRST FLOOR OFFICES TO LET ON LEASE
HEREFORD, HR4 0BU**



**OFFICES SUITES TO LET ON LEASES
OFFICES WITH CAT 2 LIGHTING, INTRANET INTERNAL NETWORKS ,**

TOTAL FLOOR AREA CIRCA—180 SQ.M (2,000 SQ.FT)

£18,000 PA (£1500 PER MONTH EXC.)

TO VIEW STRICTLY BY PRIOR APPOINTMENT ONLY CONTACT: 01432 267213

herefordshireproperty.COM worcestershireproperty.COM monmouthshireproperty.COM powysproperty.COM

NOTE: The agents, for themselves and for the vendor or lessor, give notice that this information is given as a preliminary guide to interested parties: statements contained herein are given in the belief that they are correct, but they are not intended to be relied upon as a statement of fact, and it is for the purchaser or tenant to satisfy himself as to their correctness by inspection or otherwise. All negotiations are subject to the contents of a formal contract to be prepared by the solicitor of the vendor or lessor.

LOCATION

26-28 Aubrey Street is central to Hereford City business district, close to Banks, Solicitors, Estate Agents and The Green Dragon Hotel with pay-&-display car-parking. There are two NCP car parks very close by to the office building. The building is within the walled City, north of the River Wye close to Broad Street, King Street and St. Nicholas Street.

DESCRIPTION

The Building has key fob entry, CAT 5 data cabling and CAT 2 lighting. Each suite is capable of having its own data cabling intranet and internal telephone.

ACCOMMODATION

The property consists of a ground floor office reception with on-street access from Aubrey Street and ground floor interview room to 83.1 sq.m (894.15 sq.ft). Currently occupied by "The Reed Partnership" that are vacating in March 2022. There are two separate first floor suites making up 96.9 sq.m (1042.64 sq.ft) also available in March 2022, totalling 180 sq.m (2000 sq.ft).

RENT:

£1500 + VAT per month exclusive for 180 sq.m (2,000 sq.ft).

BUSINESS RATES

Ground Floor 28, Aubrey Street, offices and premises 83.1 sq.ft RV £4,845

Unit 1 offices and premises 46.6 sq.m RV £5100 – no relief rate £2,570.00

Unit 2 offices and premises 56.4 sq.m RV £5,900 – no relief rate £2,800.00

TENANCY

Leases are available for a minimum period of two years.

TENANT DEPOSIT

There is a rent deposit required by the Landlord of 25% of the rent + VAT.

VAT

VAT is charged on the rent.

CAR-PARKING

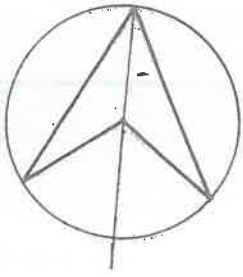
Available nearby.

VIEWING

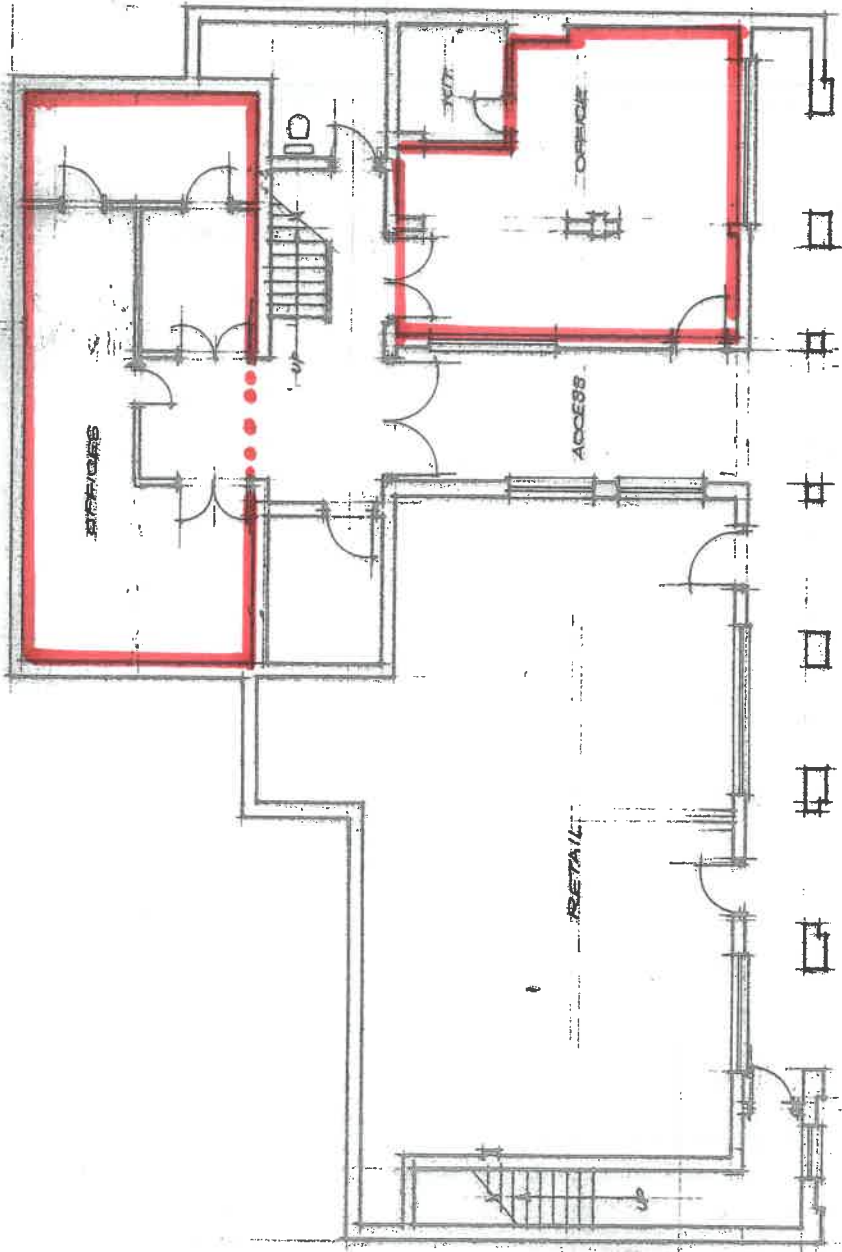
Viewings are strictly by appointment through Arkwright Owens Chartered Surveyors, acting as sole letting agents - Telephone (01432) 267213 or Julian Owens (07855) 744821

AGENTS NOTE

These particulars are prepared for the guidance only of prospective purchasers. They are intended to give a fair and overall description of the property and do not constitute the whole or any part of an offer or contract. Any information contained herein (whether in text, plans or photographs), is given in good faith but should not be relied upon as being a statement or representation of fact. Nothing in these particulars shall be deemed to be a statement or representation of fact. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor than any services or facilities are in good working order. Any moveable contents, fixtures and fittings (whether wired or not) referred to in these property particulars (including any shown in the photographs) are, unless the particulars say otherwise, excluded from the sale. In the event that the buyer proposes to purchase any moveable contents or include them in any offer for the property, the buyer cannot in any respect imply such inclusions from the property particulars. Any areas, measurements or distances referred to herein are approximate only and may be subject to amendment. It should not be assumed that the property has all necessary planning, building regulations or other consents and these matters must be verified by an intending purchaser. The information given in these particulars is given without responsibility on the part of the agents or their clients and neither the agents nor their employees have any authority to make or give any representations or warranties whatever in relation to this property. Arkwright Owens has not tested apparatus, equipment, fittings, or services and so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor. The photograph may have been taken with the use of a wide-angle or zoom lens. All room sizes are approximate and if measured into a recess then this is indicated. The property is sold in the foregoing particulars. Any item not mentioned herein is specifically excluded. Revised:21/10/19 JTJ0



SCALE 1:100 @ A3.
5 M.



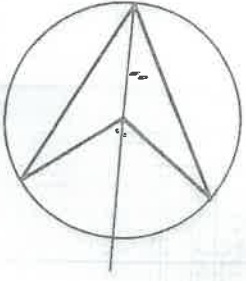
ARKWRIGHT OWENS

26-28 AUBREY STREET,
HEREFORD
HEREFORDSHIRE.

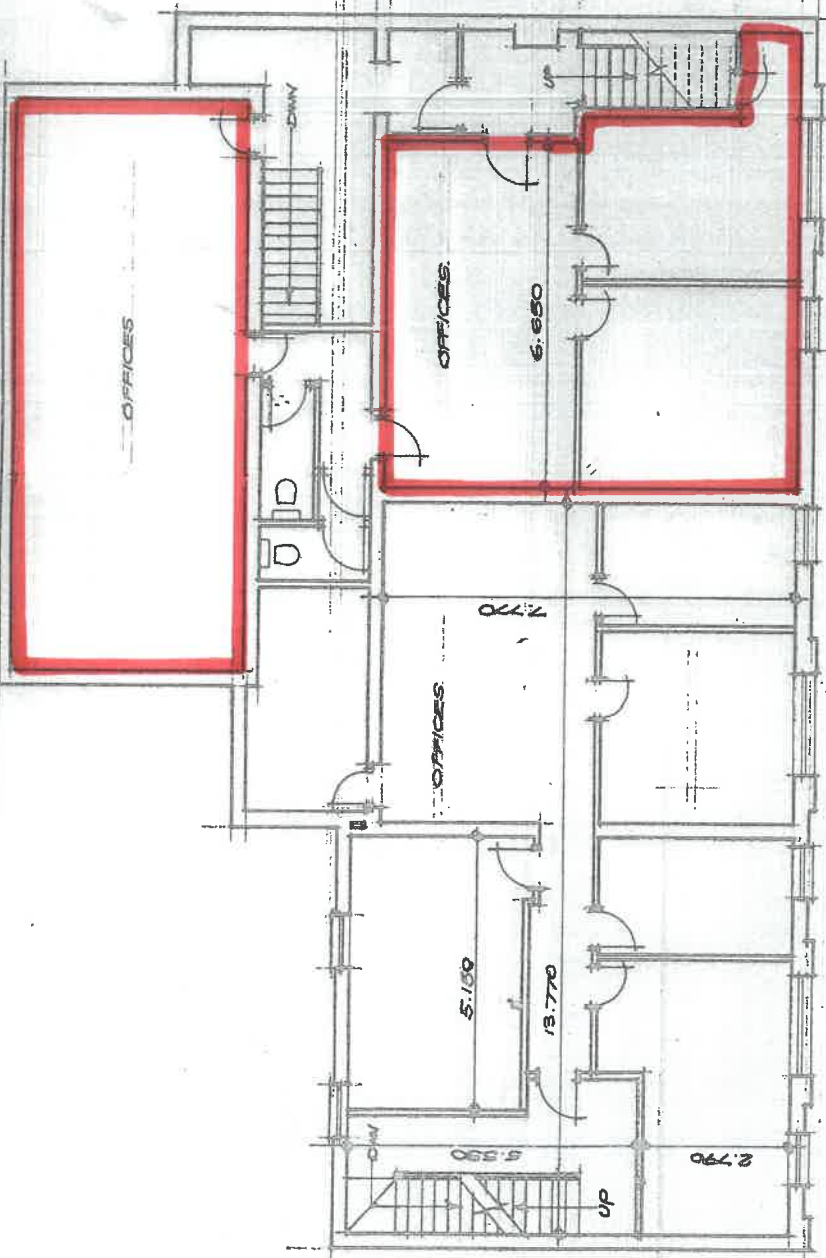
GROUND FLOOR LAYOUT
AS EXISTING.

JUL. 2017
1:100
CNC.

M/1165/01
REVISION:



SCALE 1:100 @ A3.



ARKWRIGHT OWENS

26 - 28 AUBREY STREET
HEREFORD
HEREFORDSHIRE

FIRST FLOOR LAYOUT
AS EXISTING.

JUL. 2017
1:100
C.R.

M / 1165 / 02
REVISION:

FIRST FLOOR LAYOUT AS EXISTING 1:100