Widemarsh Trade Park

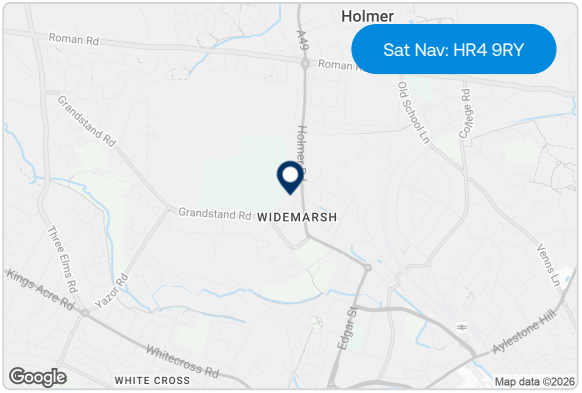
Hereford, HR4 9RT

Warehouse | 10,839 ft²

- Ample parking
- 3.86 m eaves
- Two roller shutter doors
- Three phase power







Description

Units 11A & 12 at Widemarsh Trade Park offer a total gross internal area of 10,785 sq ft. The premises feature an 'L'-shaped industrial building constructed from brick, with a distinctive barrel-vaulted roof. The units are equipped with two roller shutter doors, located at the front and rear of the property, facilitating easy access and loading.

There is ample parking available alongside the unit on a concrete yard, providing convenient space for vehicles and deliveries. The building has an eaves height of 3.86 meters and is supplied with three-phase power. Heating is provided by an oil-fired hot air blower within the warehouse.

Location

Widemarsh Trade Park is a well-established commercial and industrial estate located on Holmer Road in Hereford. The trade park benefits from excellent road connectivity, positioned just off the A49, providing direct access to the city centre of Hereford, approximately 2 miles to the south, and convenient links to the wider Herefordshire region.

Holmer Road is a primary arterial route serving the northern and western parts of Hereford, making the location highly accessible for both employees and logistics operations. The area is characterized by a mix of industrial, trade, and retail units, supporting a diverse range of businesses. Nearby amenities include local shops, cafes, and service providers, enhancing convenience for occupants.

The site offers ample parking and loading facilities, suitable for a variety of commercial uses. Its strategic position within a thriving business community makes Units 11A & 12 ideal for companies seeking a prominent and accessible base in Hereford.

Further information

Rent
Monthly rent is an estimate based on a three-year term, excluding VAT, insurance, service charge. Payment terms vary.

Terms
Available on new full repairing and insuring leases.

Legal costs
All parties will be responsible for their own legal costs incurred in the transaction.

Book a viewing

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Accommodation:

Unit	Property Type	Size (sq ft)	Availability	PCM Rent (£)	EPC
11A & 12	Warehouse	10,839	Immediately	6,970	E
Total		10,839			

Rent is quoted on a per calendar month basis and is provided as a market estimate, subject to change on an assumed three year term. Rent is exclusive of rates, VAT, insurance, and service charge. Please note that rent payment may not be due monthly.

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