

# COMMERCIAL

## THE GRANARY LEIGHTON COURT BUSINESS CENTRE LOWER EGGLETON LEDBURY

*Pughs*

ESTATE AGENTS & VALUERS

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- Tasteful barn conversion
- Situated on rural estate
- Oil fired central heating
- Vehicular access & off road parking
- Energy Rating 'tbc'
- 1004 sq ft. (93sq meters)

**£10,000 Per annum**



# **The Granary, Leighton Court Business Centre, Lower Eggleton, Ledbury, Herefordshire, HR8 2UN**

The first floor office suite of a detached stone build period barn conversion offering 3 office suites situated in a rural yet accessible location with its own allocated parking areas, further parking is available.

Internally, the property comprises:

## **RECEPTION HALL**

Exposed timbers and beams, access to loft above, radiator, fitted carpet, doors off to:

## **W.C.**

W.C, basin, radiator, fitted carpet.

## **MEETING ROOM/OFFICE 6.6M X 6.1M (21'8" X 20'0")**

Exposed timbers and beams, loft access, double aspect, double glazed windows, 2x radiators, fitted carpet.

## **OFFICE ONE 6.1M X 4.9M (20'0" X 16'1")**

Exposed timbers and beams, velux window, fitted cupboards, radiator, fitted carpet.

## **KITCHEN**

Exposed timbers and beams, fitted base unit, laminate worktop, single stainless steel sink and drainer, velux window, radiator, fitted carpet.

## **OFFICE TWO 6.1M X 3.8M (20'0" X 12'6")**

Exposed timbers and beams, double glazed window, fitted worktop, radiator, fitted carpet.

## **SERVICES**

We have been advised that single phased electricity is available together with mains water. Sewerage to private system, private oil fired central heating. All services subject to landlord service charge. This information has not been checked with the respected 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.

## **PLANNING**

No enquiries have been made of the Local Planning Authority in order to verify the present use classification of the property described in these particulars. All interested parties are therefore advised to make enquiries of the Local Authority in order to establish that their required use of the premises will be permitted.

## **RENT**

The property is being offered to rent exclusive of service charges. Rental offers based on £10,000 per annum are invited exclusive.

## **TENURE**

The property is to be held under a business lease for a term of six months subject to negotiation with the Lessor. A longer term maybe permitted subject to approval. The eventual lease is to be contracted out of the security of tenure provisions of the Landlord and Tenant Act 1954.

## **COSTS**

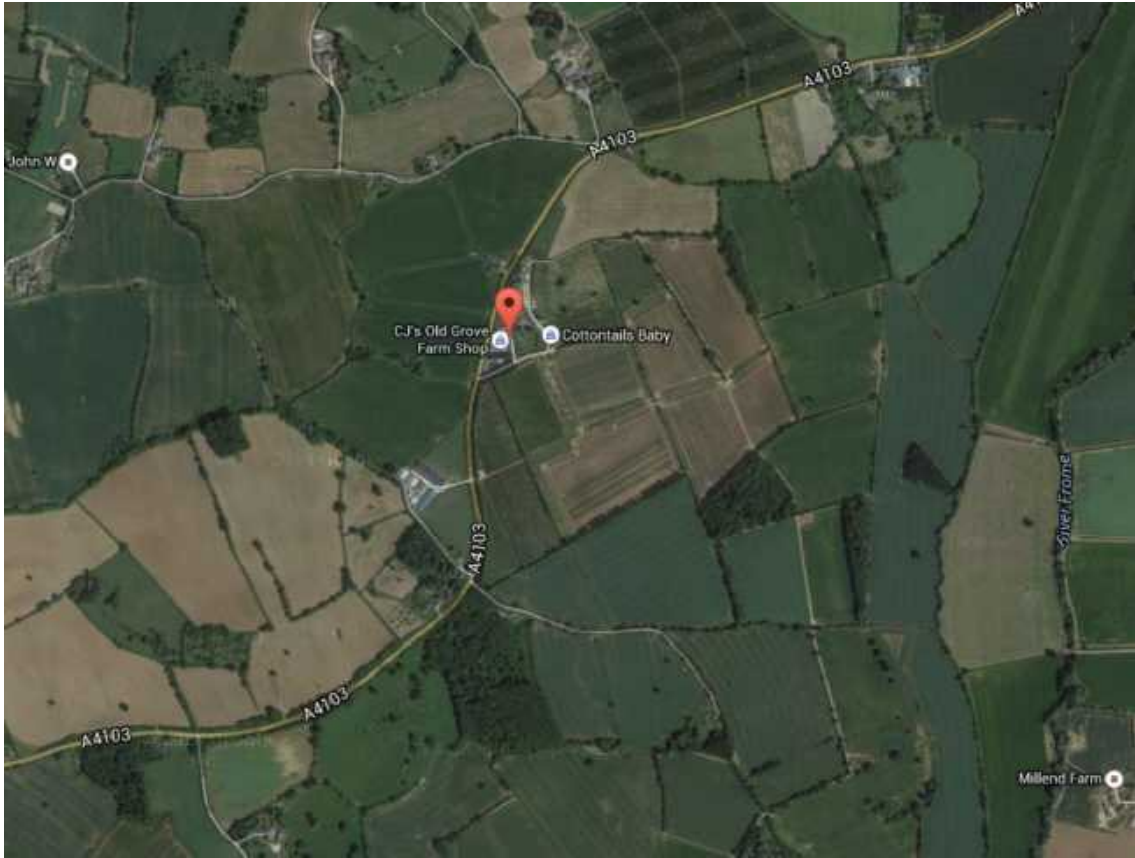
The incoming tenant will be responsible for 50% of the Landlords legal costs associated with documenting and completing the lease

## **VIEWING**

Strictly by appointment with the sole agents Pughs tel. 01531 631122.  
Out of office hours Jason Thomson 07710757489.

The logo for Pughs is a blue rectangle with a white border. Inside the rectangle, the word "Pughs" is written in a white, italicized serif font.

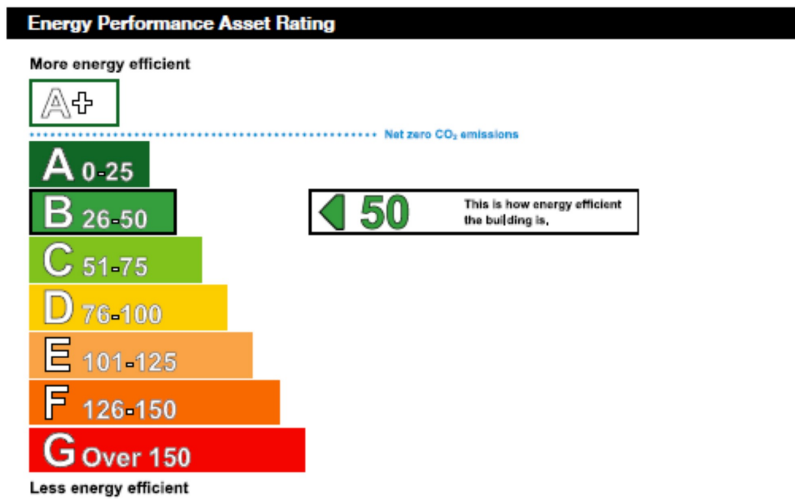
## LOCATION MAP



## DIRECTIONS

From Ledbury proceed out of the town on the Bromyard road turning left before Bosbury towards Bishops Frome and Bromyard. Upon reaching the A4103 turn left towards Hereford and pass the Fir Tree Inn on the left hand side, once having past the signposted turning to Much Cowarne, take the next driveway on the left into Laton Court Business Park. Proceed up the driveway bearing left at the first opportunity and then immediately right where by the property

## ENERGY PERFORMANCE CERTIFICATE



For clarification we wish to inform prospective purchasers that we have prepared these sale particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are any important matters, which are likely to affect your decision to buy, please contact us before viewing the property.

Pughs, for themselves and for the vendors or Lessors of this property, whose Agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No person in the employment of the agent has any authority to make or give any representation or warranty whatever in relation to this property.

