

COMMERCIAL
FIRST FLOOR OFFICES
HAZLE MEADOWS
LEDBURY
HEREFORDSHIRE
HR8 2LP

Pughs

ESTATE AGENTS & VALUERS

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Ledbury, Herefordshire, HR8 2AQ
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- 1st Floor Office premises
- Part / whole available
- Approx. 4,262 sqft (GIA)
- Single phase electric
- Ample parking
- Available June 2019

POA

First Floor Offices, Hazle Meadows, Ledbury, Herefordshire, HR8 2LP

A modern first floor office available as a part / whole situated between Junctions 2 & 3 of the M50 Motorway in a distinctive, contemporary bespoke building offering an open plan environment to prospective tenants.

The office benefits from an exclusive and sizeable entrance lobby at ground floor with glazed double aspect windows and entrance door. A personal lift and wide staircase lead from the ground floor lobby directly to the office suite above.

The office has a floor area of approximately 4,262 sq ft (396 sq m) measured on a Gross

OPEN PLAN OFFICE 24M X 18M (78'9" X 59'1")

CLOAKROOM

Ladies, Gents and Disabled with W.C. And hand basins.

SERVICES

We have been advised that mains gas, water, drainage and single-phase electricity is available. 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.

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.

TENURE

The property is to be held under a business lease for a term of five years subject to negotiation with the Lessor. A longer term might be 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.

BUSINESS RATES

The property to be assessed for Business Rates purposes.

Interested parties are advised to make their own enquiries with the local Business Rates Authorities.

RENT

Rental Offers invited for part / whole of the space exclusive of business rates and service charges

COSTS

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

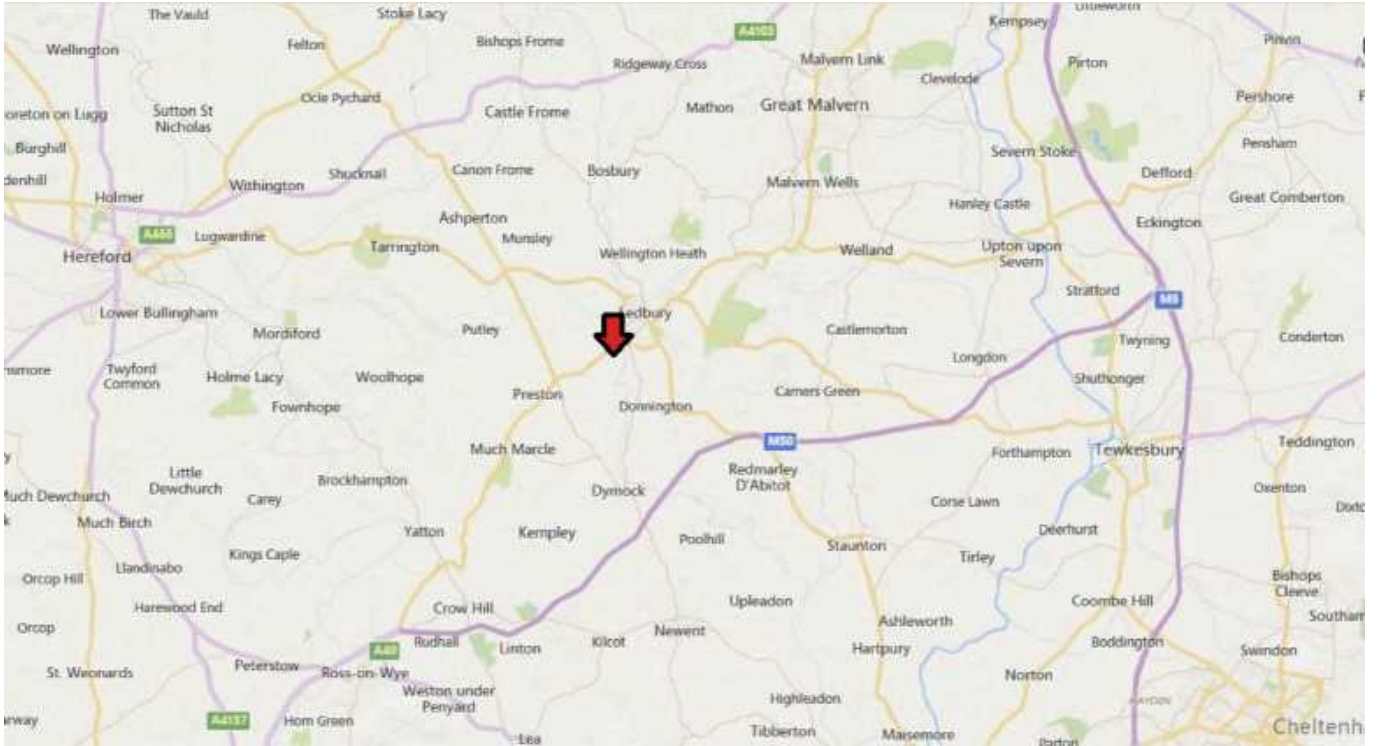
VIEWING

Strictly by appointment with the sole agents Pughs. 01531 631122

Out of office hours Jason Thomson 07710 757489

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LOCATION MAP



DIRECTIONS

From Ledbury town centre proceed out of the town and follow the A449 Ross Road towards Ross on Wye for approximately 300 yards whereby Hazle Meadows Auction Centre can be found on your left hand side.

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.

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