

TO LET

High specification office in rural
location

1,173 sq ft (109 sq m)



Great Barn North, Brockhampton

Herefordshire, HR1 4SE



GREAT BARN NORTH, BROCKHAMPTON



Great Barn North, Brockhampton,
Herefordshire, HR1 4SE



A high specification office space within a
refurbished farm building in a rural location.

- 1,173 sq ft (109 sq m)
- Dedicated car parking spaces and overflow car parking
- High quality offices on an established rural office park
- Under floor heating provided by a ground source heat pump
- Fibre broadband connectivity



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A high specification office space

Location

The offices are located approximately 9 miles south of Hereford, 7.5 miles north of Ross-on-Wye and approximately 5 miles north of Junction 4 of the M50. From the M50, take the A449 (signposted Ledbury) and travel for about 2 miles before turning left onto the B4224 towards Fownhope and Hereford. Continue along this road for approximately 3 miles before turning left (signposted to Brockhampton Church). The development is located about 100 metres beyond the church on the right hand side.

Description

The offices have been sympathetically fashioned through the restoration of a cluster of redundant farm buildings using recycled materials and finished with a high specification fit out. Each office benefits from LG7 compliant lighting, Cat 5 cabling and excellent levels of natural light. The oak beams and chestnut cladding have all been milled on the estate and the stone required for new walling was salvaged from other buildings on the farm.

The unit has an individual alarm system, open fronted garage space and car parking facilities.

Accommodation

Floor	Sq M	Sq Ft
Ground Floor	58	624
First Floor	51	549
Total	109	1,173

Tenure

The property is available by way of a new full repairing and insuring lease direct with the Landlord.

Guide Rental

£14,076 per annum exclusive

Business Rates

Rateable Value £8,600

Rates Payable £4,214

2020/2021 Rates Payable 49.9p in the £.

* The property falls below the small business rates relief threshold of £12,000 pa. Businesses who only use one property will therefore receive full rates relief. Other businesses with multiple properties may also receive discounts subject to circumstances.

Service Charge

On application.

Services

Environmental sustainability is a key aim of the development and occupiers benefit from cost savings as a result. Rainwater is harvested for the irrigation of plants and landscaping as well as for flushing the toilets.

Heating within the offices is provided by a ground source heat pump which feeds under floor heating systems throughout. Mains water and electricity are available to each unit. The estate is professionally managed and tenants contribute towards the upkeep of the attractive environment, as well as insurance, by way of a service charge.

EPC

Energy Performance Rating B.

Legal Costs

A contribution will be payable to the Landlord's legal costs in respect of documenting the lease.

References/Deposit

The successful Tenant will need to provide satisfactory references for approval.

The Landlord may also request a 3/6 month deposit.

Anti Money Laundering

The successful Tenant will be required to submit information to comply with Anti Money Laundering Regulations.

Fixtures and Fittings

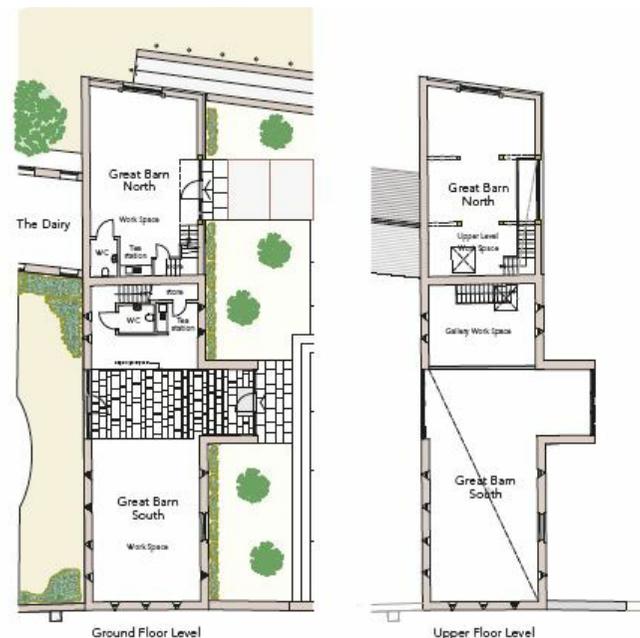
Any fixtures and fittings not expressly mentioned within the confines of these particulars are excluded from the letting.

VAT

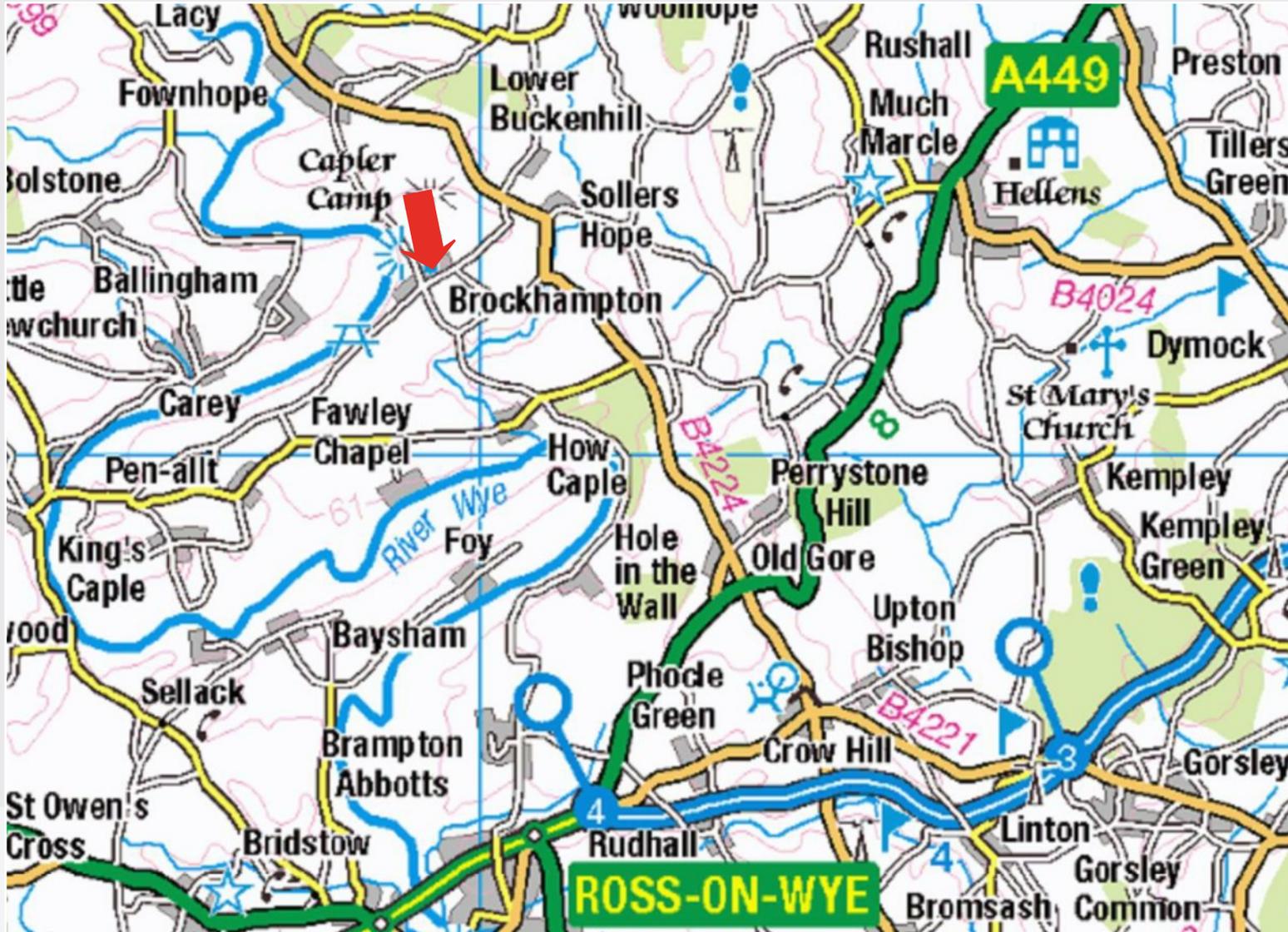
Unless otherwise stated, all prices and rents quoted are exclusively of Value Added Tax (VAT). Any intending tenant should satisfy themselves independently as to VAT in respect of this transaction.

Viewings

Strictly by prior arrangement with the agent.



GREAT BARN NORTH, BROCKHAMPTON



Licence Number - 100022432 - Not to Scale

 **Approximate Travel Distances**

 **Locations**

- Hereford 8.8 miles
- Gloucester 20.5 miles
- Worcester 28.5 miles

Sat Nav Post Code

- HR1 4SE

 **Nearest station**

- Hereford 8.4 miles

 **Nearest Airports**

- Cardiff Airport 67.8 miles



Please Note

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Particulars dated May 2020.