

THE WAREHOUSE GWYNNE STREET

HEREFORD, HEREFORDSHIRE, HR4 9DP

- 4,545 sq.ft of Offices to Let
- · Prime City Centre Location
- Set over 4 Floors
- Fibre Optic Line Connected.
- Excellent Condition Throughout
- Available as Separate Units

4,545 sq.ft of Offices | Divided over 4 Floors | Excellent Condition Throughout | In Clty Centre Location | Communal Courtyard | Price is with the Addition of Rates | Communal Male & Female WCs | Courtyard Gardens

£55,000 P.A

To arrange a viewing please contact:

- t. 01432 344 779
- e. hereford@bill-jackson.co.uk
- w. www.bill-jackson.co.uk



Situation

Situated in a popular city centre location near the cathedral and easily accessible to all the city amenities.

Close by is an excellent variety of eateries as well as walks along the River Way and over King George's Playing fields, leisure centre with pool, supermarket, plus plenty more.

Description

4,545 sq.ft of offices available to rent in a popular business location.

The property provides spacious offices accommodation to include Male and Female Wcs, Cleaner's Store and Shower Room on the Ground Floor, Tea Stations on all floors, Phone Entry System and Lift Access

The offices are mainly open plan, laid out over 4 floors with smaller and larger office suites.

Available as a whole or individual units (subject to negotiation)

Full repairing lease

Services

Fibre Optic Line connected.

Jackson Property

for themselves and the vendors of the property, whose agents they are, give notice that these particulars, although believed to be correct, do not constitute any part of an offer of contract, that all statements contained in these particulars as to this property are made without responsibility and are not to be relied upon as statements or representations of fact and that they do not make or give any representation or warranty whatsoever in relation to this property. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

The agent has not tested any apparatus, equipment, fixture, fittings or services and so cannot verify that they are in working order or fit for their purpose, neither has the agent checked the legal documents to verify the freehold/leasehold status along with any tenancies that may be in place. The buyer is advised to obtain verification from their solicitor or surveyor.

October 2019

Coronavirus Jackson Property Protocol

We thought we'd update you following the outbreak of COVID-19 in the UK, and the first confirmed case in Herefordshire on 9 March 2020

We continue to follow the advice given to us by the Local Authority. At this moment, you should not be unduly concerned and there is no reason you should look to decline access to your home for any viewings, inspections and contract work.

However, in order to ensure we keep our clients, our staff, and our families as safe as possible we have decided that you should notify Jackson Property immediately if you decide to self-isolate, so we can prevent any potential cross contamination between all parties.

In order to protect our clients, families and staff, we are also following the FCO's latest advice (please click on the following link, as the advice is updated frequently).

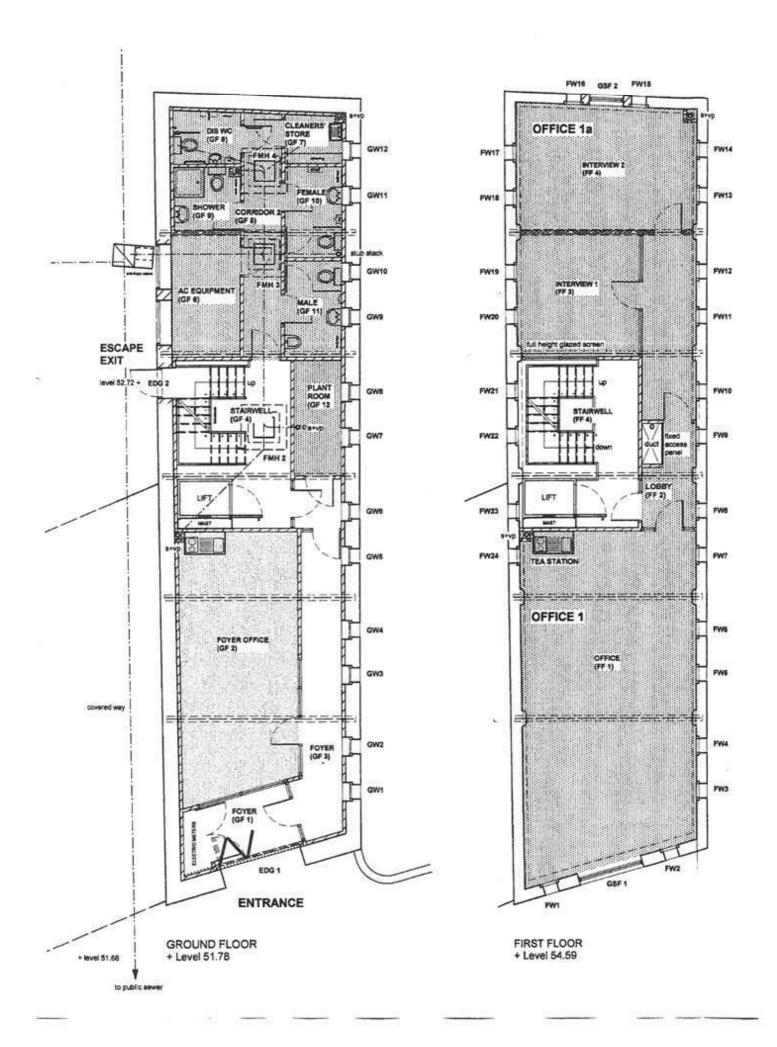
https://www.gov.uk/guidance/coronavirus-covid-19-information-for-the-public

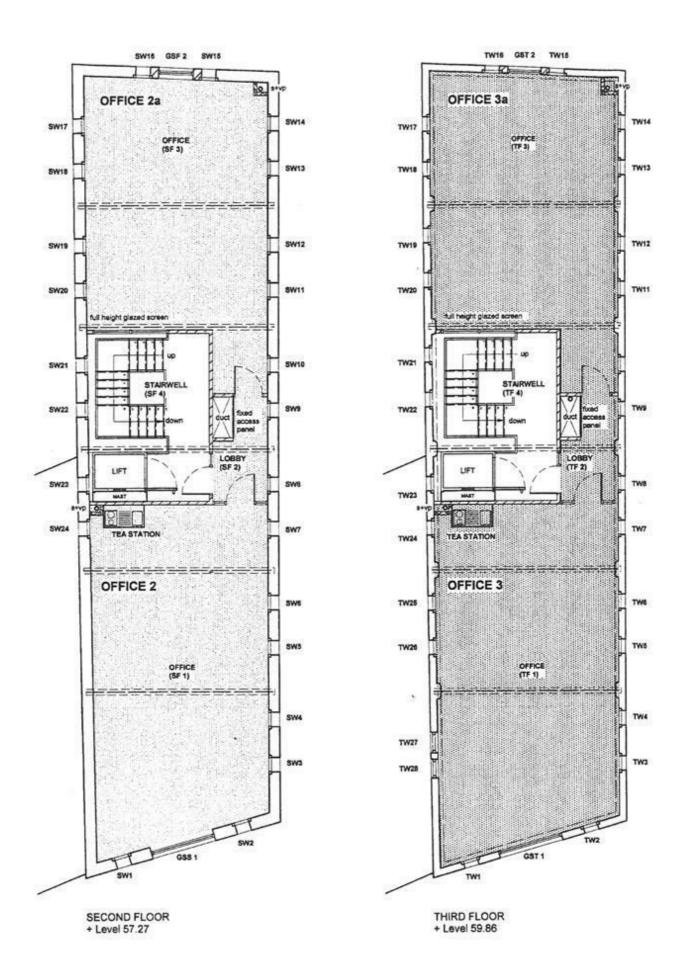


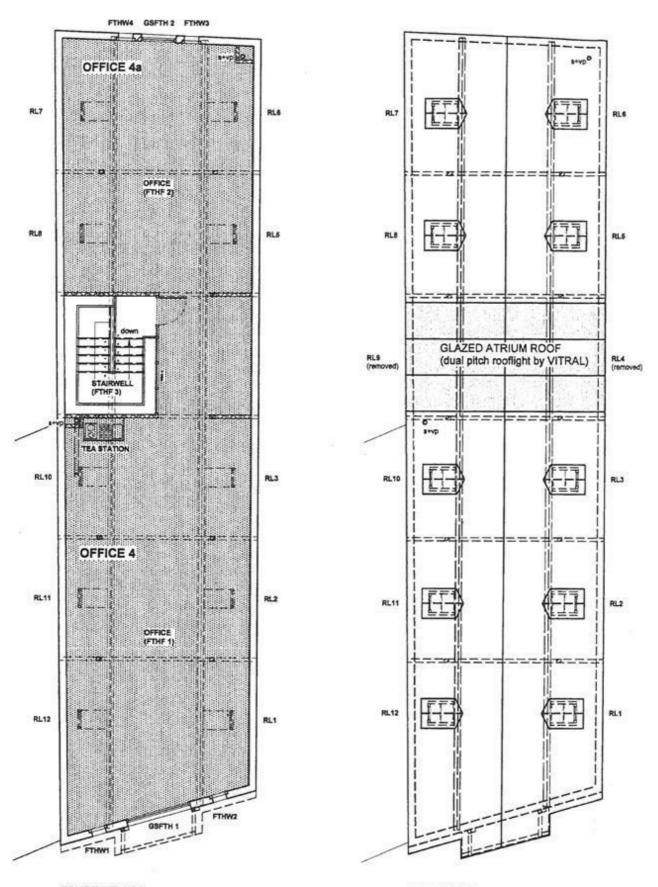






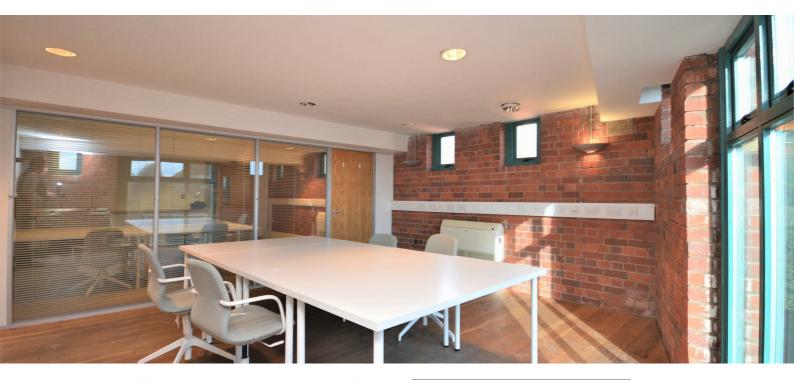






FOURTH FLOOR + Level 62.52

ROOF PLAN





(M) HM Government

GROUND FLOOR OFFICE The Warehouse Gwynne Street HEREFORD HR4 90P

Certificate Reference Number: 0190-9497-7130-2600-7533

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, vertilation, cooling and lighting systems. The rating is compared to be benchmarks for this lips of building one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document Energy Performance Certificates for the construction, sale and let of non-deelings available on the Government's website at www.gou.ukgovernment/cotections/energy-performance-certificates.

Energy Performance Asset Rating

A4

A 0-25 B 23-50

C 81-78

D 78-100 E 101-126

103 this is how everyy efficient the building in.

G Over 150

Technical Information

Main heating fuel: Gird Supplied Electricity
Building environment: Air Conditioning
Total useful floor area (m):
25
Assessment Level: 3
Building envision rate (kgCO/m² per year): 48.65
Primary energy use (KWhim² per year): Not available

Buildings similar to this one could have ratings as follows:

108 If typical of the existing stock

Energy Performance Certificate Non-Domestic Building

® HMGovernment

Certificate Reference Number: 0510-0338-6299-0701-8006

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, vertilation, cooling and lighting systems. The rating is compared to be obenchmarks for this type of buildings one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document Energy Performance Certificates for the construction, sale and let of non-deelings available on the Government's website at www.gov.ui/government/coflections/energy-performance-certificates.

1 This is how energy efficient the building is.

Energy Performance Asset Rating

A4 A 0.25

B 26-50

C 81-78

D 78-100 E 101-126

F 128-180

G Over 150 Less energy efficient

Technical Information

Main heating fuel: Grid Supplied Electricity
Building environment: Air Conditioning
Total useful floor area (m²): 181
Assessment Level: 3

Total userul floor area (mr):

8uliding emission rate (kgCO/m² per year):

79.04

Primary energy use (kWh/m² per year):

467.53

Benchmarks

Buildings similar to this one could have ratings as follows:

30 If newly built

If typical of the existing stock

Energy Performance Certificate Non-Domestic Building

#HMGovernment

Certificate Reference Number: 0230-7961-0372-7612-4004

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, vertilation, cooling and lighting systems. The rating is compared to he benchmarks for this type of building, one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document Energy Performance Certificates for the construction, sale and let of non-deelings available on the Covernment's website at www.gov.uk/government/colections/energy-performance-certificates.

Energy Performance Asset Rating

A4

A 0-25

B 28-50 C 84-78

E 101-138

104 This is how energy efficient the building is.

G Over 150

Technical Information

Main heating fluel: Grid Supplied Electricity
Building environment: Air Conditioning
Total useful floor area (m):
Assessment Level:
3
Building emission rate (ngCOJmir per year): 70.39
Primary energy use (kWhimir per year): Not available

Buildings similar to this one could have ratings as follows:

If newly built 72 If typical of the existing stock

Energy Performance Certificate Non-Domestic Building

#HMGovernment

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building labric and the heating, vertilation, cooling and lighting systems. The rating is compared to be benchmarks for this type of building, one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document Energy Performance Certificates for the construction, sale and let of non-destings available on the Covernment's website at www.gov.ub/government/collections/energy-performance-certificates.

Energy Performance Asset Rating

A4

A 0-25

B 20-50 C 81-78 D 78-100 E 101-128

57 This is how energy efficient the building is.

G Over 150

Technical Information

Main heating flust: Gnd Supplied Electricity
Building environment: Air Conditioning
117
Total useful floor area (m)*:
117
Assessment Level: 3:
8 Building envision rate (kgCO₂m* per year): 40:8
Primary energy use (kWhim* per year): Not available

Benchmarks

Buildings similar to this one could have ratings as follows: If newly built

