



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 City 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

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property

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)

Lease

Full repairing lease

Services

Fibre Optic Line connected.

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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

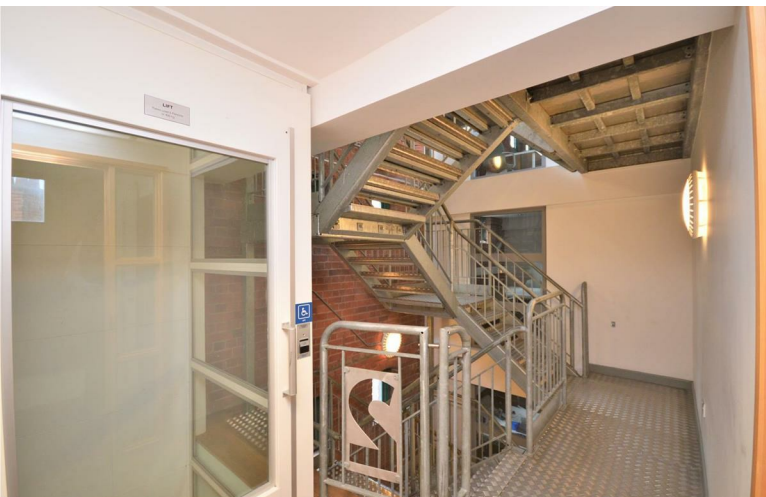
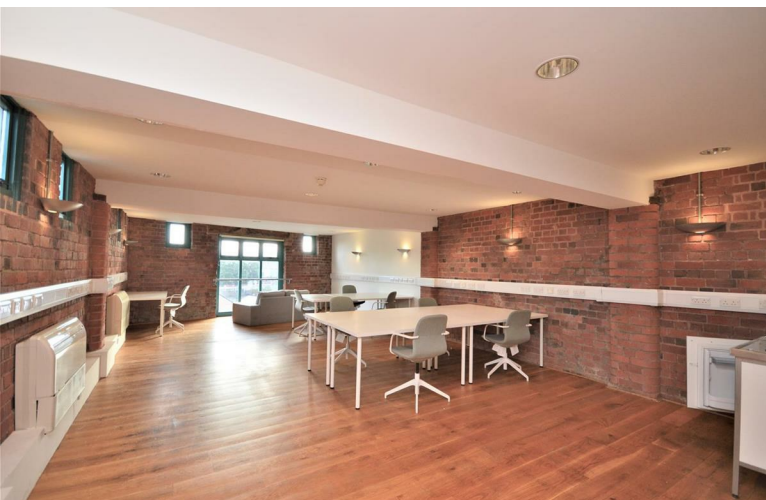
We thought we'd update you following the outbreak of COVID-19 in the UK, and the first confirmed case in Herefordshire on 9 March 2020

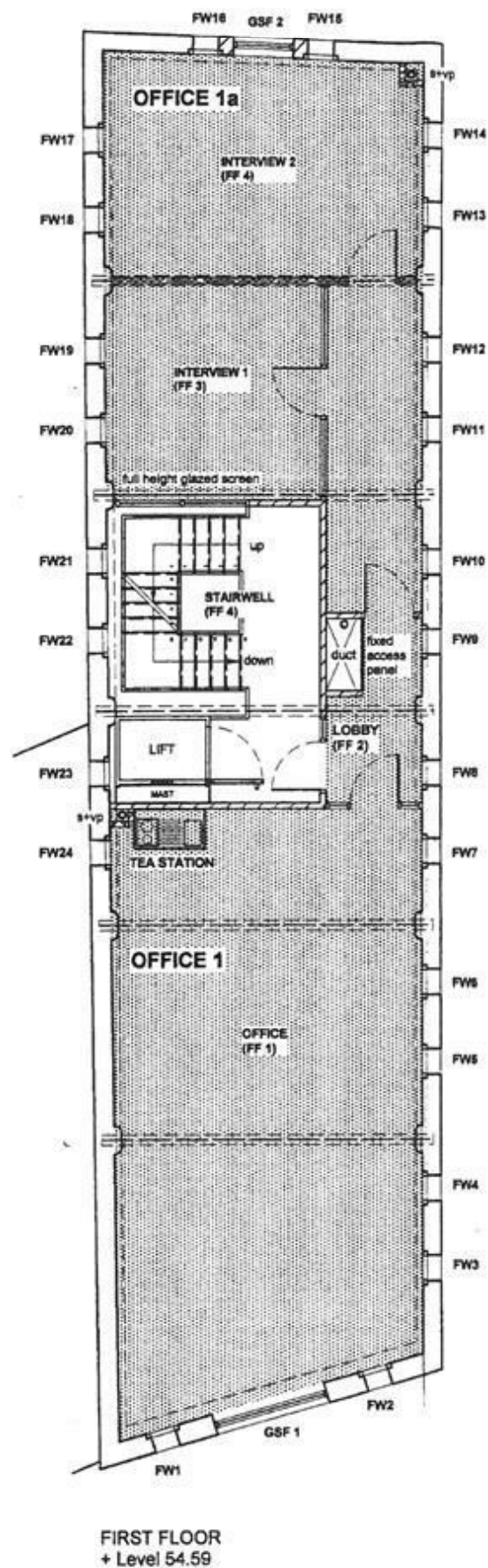
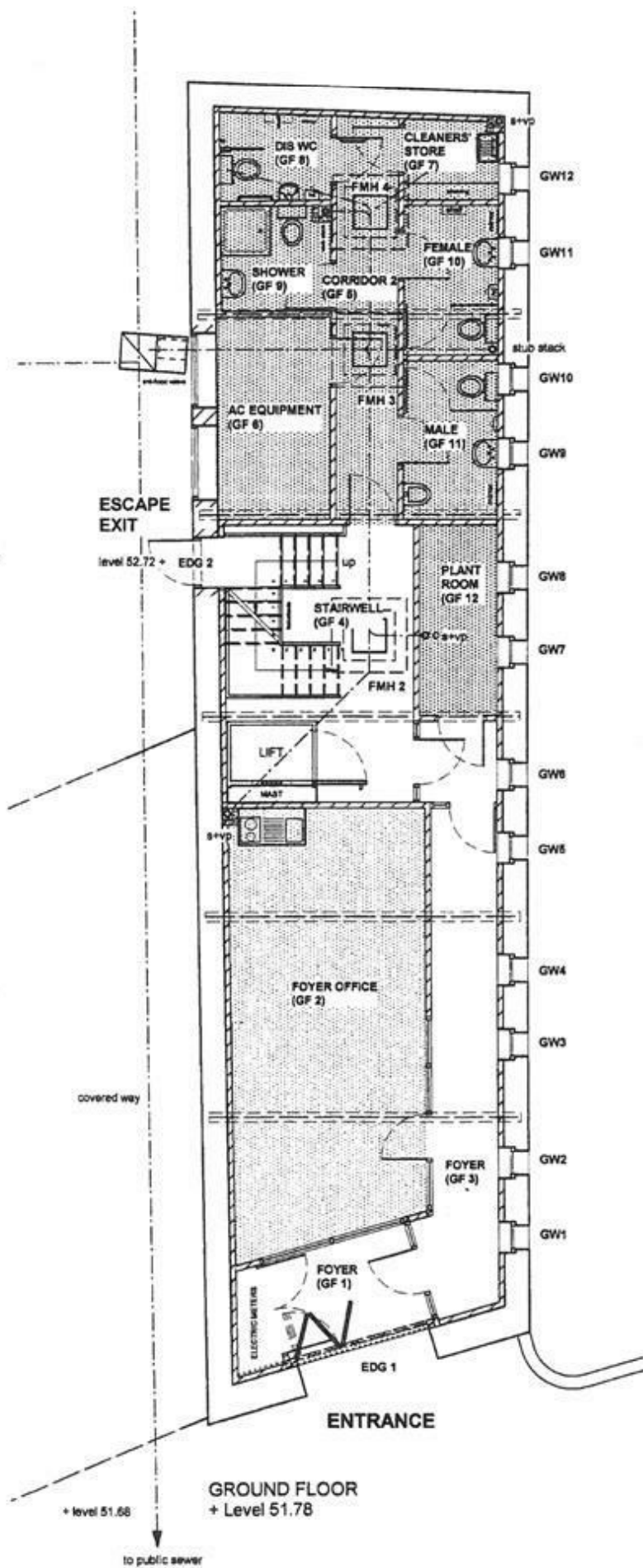
We continue to follow the advice given to us by the Local Authority. At this moment, you should not be unduly concerned and there is no reason you should look to decline access to your home for any viewings, inspections and contract work.

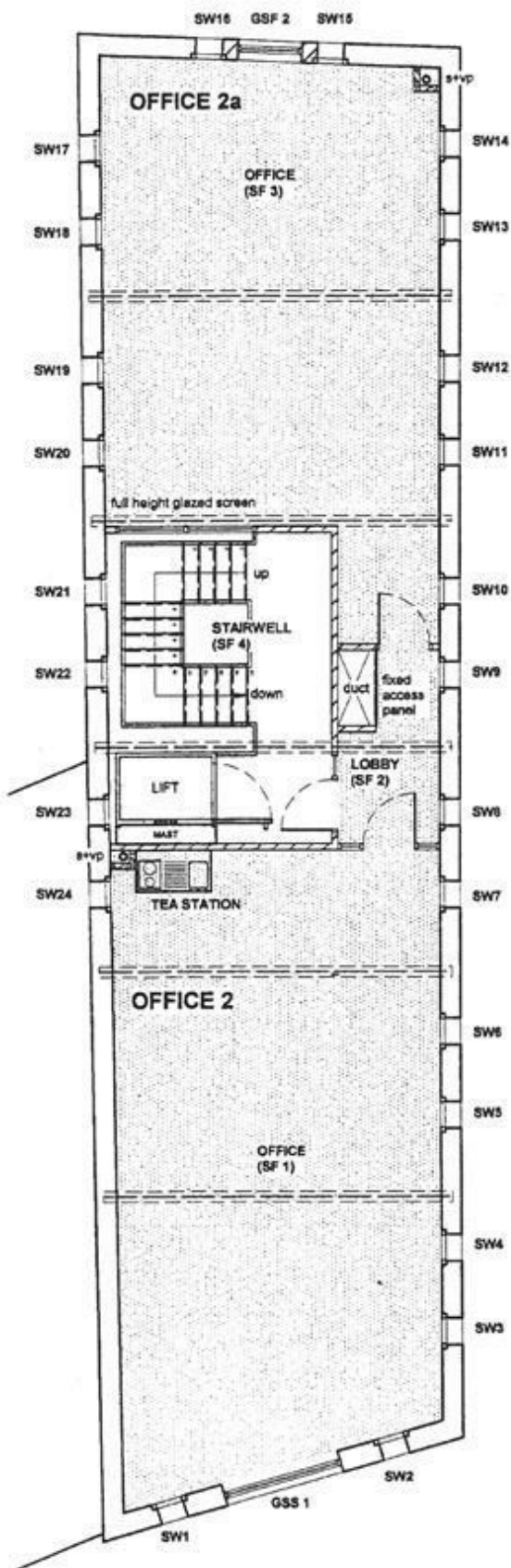
However, in order to ensure we keep our clients, our staff, and our families as safe as possible we have decided that you should notify Jackson Property immediately if you decide to self-isolate, so we can prevent any potential cross contamination between all parties.

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).

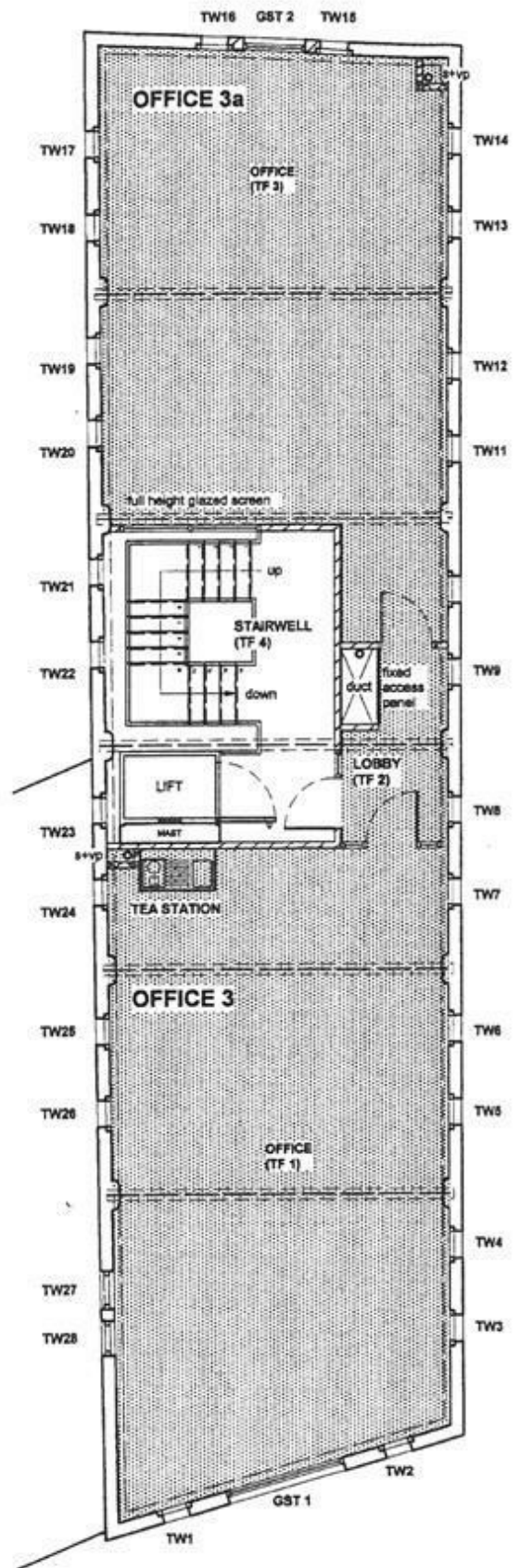
<https://www.gov.uk/guidance/coronavirus-covid-19-information-for-the-public>



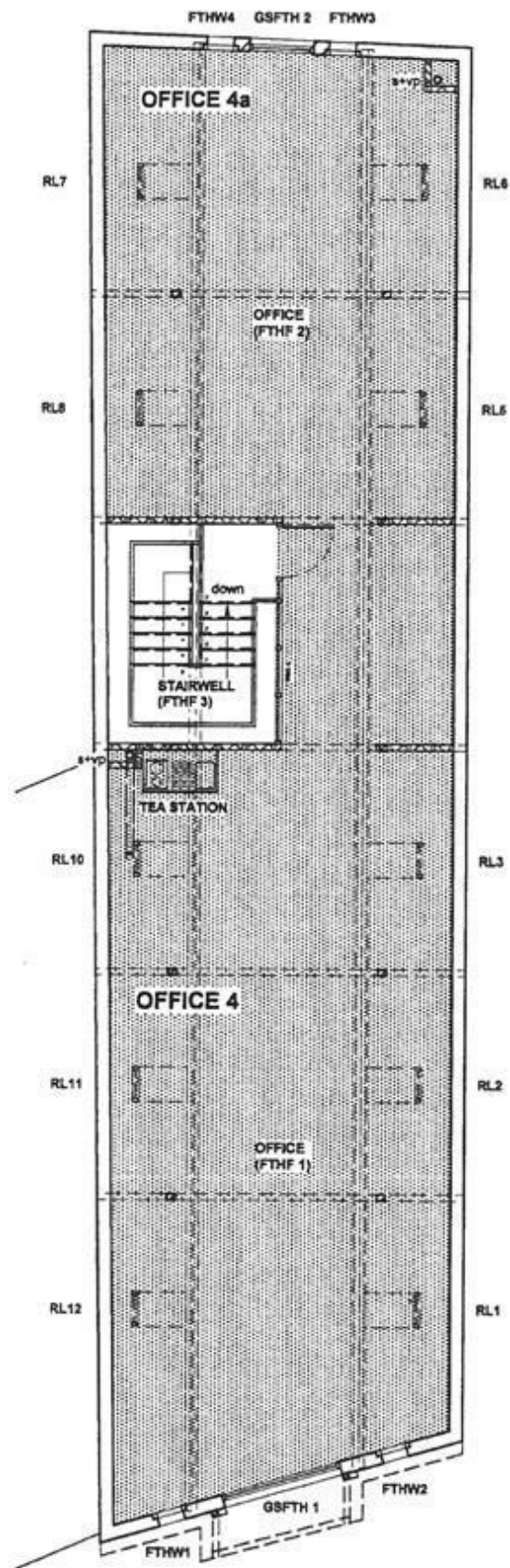




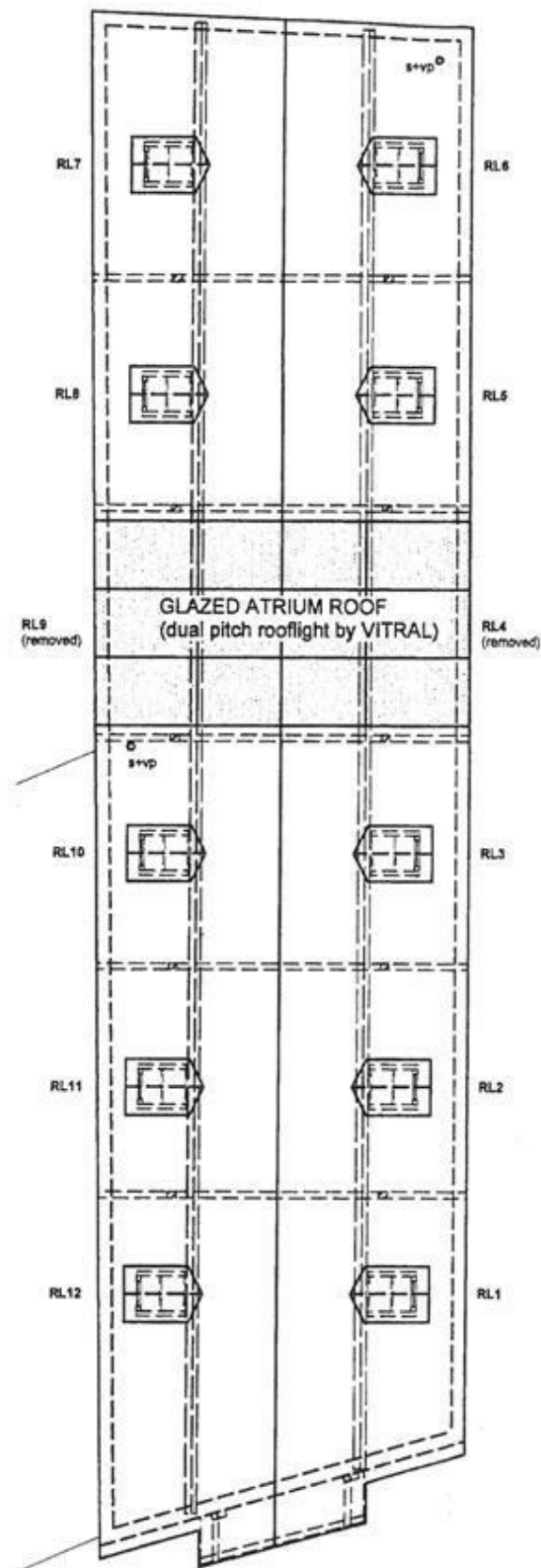
SECOND FLOOR
+ Level 57.27



THIRD FLOOR
+ Level 59.86



FOURTH FLOOR
+ Level 62.52



ROOF PLAN

