



THE DORSET ALE HOUSE, 8 WYE STREET

HEREFORD, HEREFORDSHIRE, HR2 7RB

Fantastic Office Space with Character | Approximately 2,000 sq.ft | £11.00 per sq.ft | Well Decorated Throughout | Popular Location close to Business Quarter and City Amenities | Reception Area | WC | Kitchen Area | Soundproof Meeting Pod | Secure Entry System | Open Plan Second Floor Office | Furniture Available by Separate Negotiation

£22,000 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

- 2,000 sq.ft of Office Accommodation
- Popular Location
- Exposed Brickwork and Timbers
- Reception Area, Soundproof Meeting Pod
- Mezzanine Floor with Vaulted Ceiling
- £11.00 per sq.ft
- Close to Amenities
- Well Presented Throughout
- Kitchen Area, WC, Shower

Situation

Located in a popular position close to Hereford's business quarter. The property is within easy walking distance to the heart of the city centre and walks along the River Wye, with amenities a stone's throw away to include Hereford Leisure Centre, supermarket, public houses, cafes, restaurants and plenty more.

Description

This bright and spacious office accommodation has a reception area with spiral staircase leading up to a mezzanine floor having vaulted ceiling and exposed brickwork.

A door from the reception area leads into further office space with exposed beams and enclosed, secure meeting pod. There is access to a WC, WC/Shower and Kitchen area to the rear with plenty of storage space.

Lease

Full repairing lease.

Services

Mains water, electricity and drainage

Viewings

Strictly by appointment. Please contact the agents on 01432 344779 before travelling to check viewing arrangements and availability.

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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.

December 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

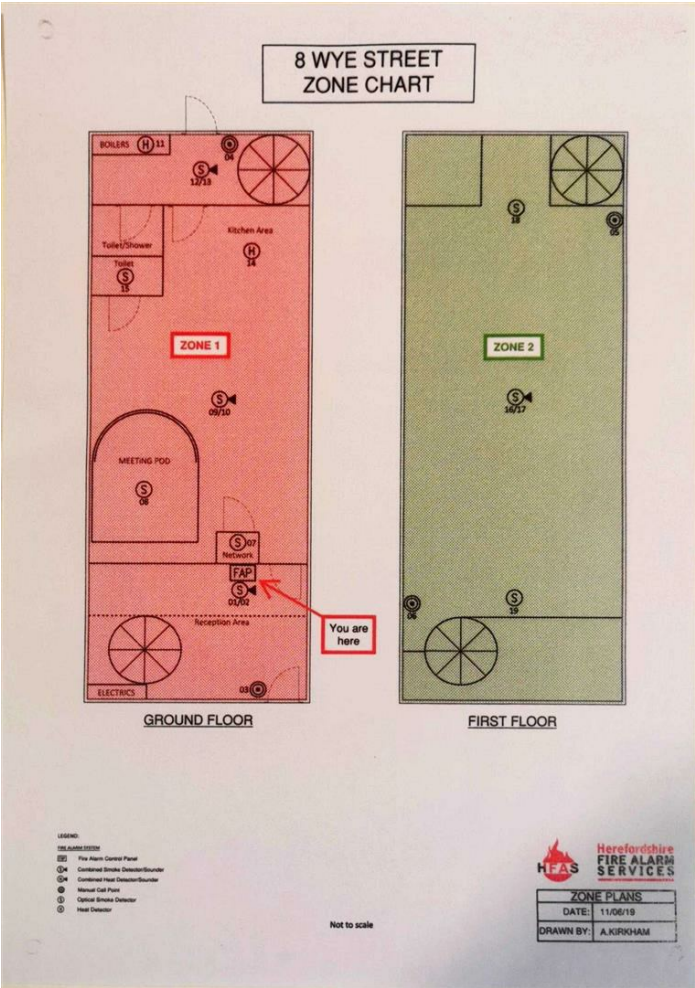
We continue to follow the advice given to us by the Local Authority. At this moment, you should not be unduly concerned and there is no reason you should look to decline access to your home for any viewings, inspections and contract work.

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>





Energy Performance Certificate

Non-Domestic Building



8, Wye Street
HEREFORD
HR2 7RB

Certificate Reference Number:
9637-3010-0217-0790-8691

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two 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-dwellings* available on the Government's website at www.gov.uk/government/collections/energy-performance-certificates.

Energy Performance Asset Rating

More energy efficient

A+

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

101 This is how energy efficient the building is.

Technical Information

Main heating fuel: Natural Gas
Building environment: Heating and Natural Ventilation
Total useful floor area (m²): 197
Assessment Level: 3
Building emission rate (kgCO₂/m² per year): 88.03
Primary energy use (kWh/m² per year): 507.78

Benchmarks

Buildings similar to this one could have ratings as follows:

26 If newly built

76 If typical of the existing stock

