



# To Let: Unit 2, Skymark Business Park

Glendower Road | Leominster | HR6 0RL





[To Let Industrial/Commercial Unit – Total Gross Internal Floor Area of 4,948 sq ft forming part of the Premier Commercial Estate in Leominster](#)

Unit 2, Skymark Business Park is a prominently positioned, modern detached industrial/commercial unit forming part of the highly sought-after Leominster Business Park, located on the edge of Leominster. The property provides a Total Gross Internal Floor Area of Approximately 4,948 sq ft (459.64 sq m), together with additional mezzanine accommodation of 1,338 sq ft (128.94 sq m), providing well-configured and versatile space suited to a range of occupiers.

The unit provides a good opportunity within an established and popular business park location, benefiting from strong accessibility and a well-established commercial environment. The property is available at a rent of £32,000 per annum (exclusive).

## Unit 2, Skymark Business Park

The property comprises of a detached modern industrial/commercial unit built approximately 10 years ago. The unit is prominently situated at the junction of Glendower Road with Southern Avenue.

The unit is clad in profile framework. The unit has a eaves height of approximately 5.1 meters. The unit is arranged to provide offices, welfare facilities and a workshop and warehouse premises benefiting from an up and over door.

The Total Gross Internal Floor Area is Approximately 4,948 sq ft (459.64 sq m). There is a mezzanine floor of 1,338 sq ft (128.94 sq m).

The property benefits from a secure external yard area.

The site will be vacant from August 2026 or sooner by negotiation.



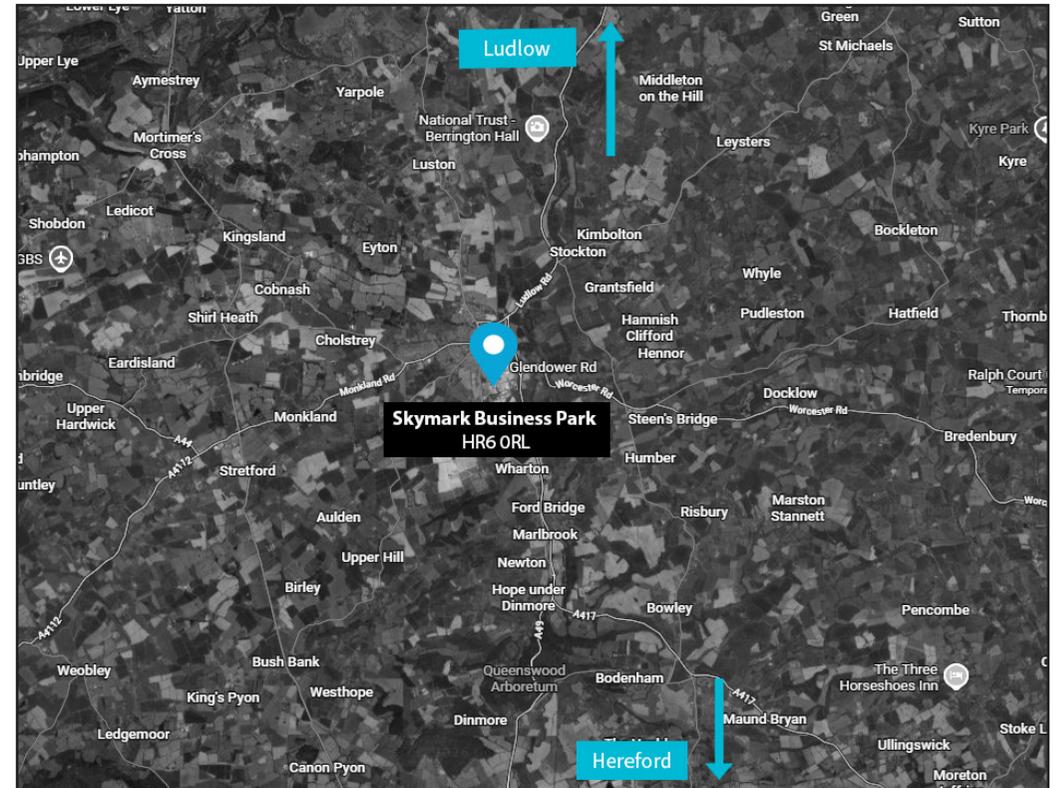
# Location

The unit is prominently positioned at the junction of Southern Avenue and Glendower Road, forming part of the well-established Leominster Business Park, approximately 1 mile south of Leominster town centre. The park is situated adjacent to the A49, the principal arterial route linking Shrewsbury and Hereford, providing excellent regional connectivity and access to the wider Midlands and Welsh markets.

## Key Location Highlights

- Immediate access to the A49 trunk road, a key north–south regional route.
- Approximately 12 miles north of Hereford, 7 miles south of Ludlow and 26 miles west of Worcester.
- Strong surrounding occupier base including Howdens and a range of established local and regional businesses.
- Leominster railway station located on the Welsh Marches Line, providing rail connections between the Midlands and South Wales.
- Market town and administrative centre with a population of 11,691 (2011 Census) serving a wide rural catchment.

Leominster combines strong road and rail connectivity with an established commercial base and town centre amenities close by. Its strategic position on the A49 corridor and reputation as a key Herefordshire employment location underpin the long-term appeal of Leominster Business Park.



## Accommodation

The property is arranged to provide a workshop/warehouse facility, offices and welfare facilities.

**TOTAL GROSS INTERNAL FLOOR AREA - 4,948 sq ft | 459.64 sq m**

**MEZZANINE FLOOR - 1,338 sq ft | 128.94 sq m**

**EXTERNAL YARD AREA**

*ALL MEASUREMENTS ARE APPROXIMATE*



# Key Details

## Rateable Value

Current Rateable Value = £21,250

## Rent

**£32,000** per annum (Thirty Two Thousand Pounds) (exclusive).

## VAT

The property is understood to be elected for VAT, therefore VAT will be payable.

## EPC

Current Rating = D

## Legal Costs

The incoming tenant is responsible for the landlords legal costs associated with the granting of the lease.

## Local Authority

Hereforeshire Council

Plough Lane

Hereford, HR4 0LE

 01432 260 000

 <https://www.hereforeshire.gov.uk>

## Tenure

Length of lease by negotiation. Full repairing and insuring terms with rent reviews at three year intervals.

## Services

Not tested at the time of our inspection.

The unit is understood to benefit from Mains Electricity (three phase electricity), gas, water and drainage.

## Planning

The unit is understood to benefit from planning consent for Use Class B of The Town and County Use Classes Order 1987. Prospective purchasers should rely on their own enquiries.

IMPORTANT NOTICE Halls have advised their clients on the Code of Practice for Commercial Leases in England and Wales. Halls, for themselves and for the vendor of this property, or as the case may be, lessor whose agent they are, given notice that: i) These particulars are intended for guidance only. They are prepared and issued in good faith and are intended to give a fair description but do not constitute part of an over or contract. Any information given should not be relied on as a statement or representation of fact or that the property or its services are in good condition. ii) Halls have not made any investigations into the existence or otherwise. IMPORTANT NOTICE Halls have advised their clients on the Code of Practice for Commercial Leases in England and Wales. Halls, for themselves and for the vendor of this property, or as the case may be, lessor whose agent they are, given notice that: i) These particulars are intended for guidance only. They are prepared and issued in good faith and are intended to give a fair description but do not constitute part of an over or contract. Any information given should not be relied on as a statement or representation of fact or that the property or its services are in good condition. ii) Halls have not made any investigations into the existence or otherwise of any issues concerning pollution and potential land, air and water contamination. The purchaser is responsible for making his or her own enquiries in this regard. iii) Neither Halls nor any of their employees has any authority to make or give any representation or warranty whatsoever in relation to the property. iv) The images show only certain parts and aspects of the property at the time they were taken/created. Any areas, measurements or distances given are approximate only. Any plans are for identification purposes only. v) Any reference to alterations to, or use of, any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. An intending purchaser must verify these matters. An occupier should not rely upon the Use stated in these particulars and should check their proposed use with the relevant Planning Authority.



# Halls

Viewing is strictly by prior arrangement with the letting agents.  
For more information or to arrange a viewing please contact:

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**Commercial Department**

 01743 450 700

 commercialmarketing@halls.gb.com

#### **Anti-money laundering (AML) checks**

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted.

The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation

