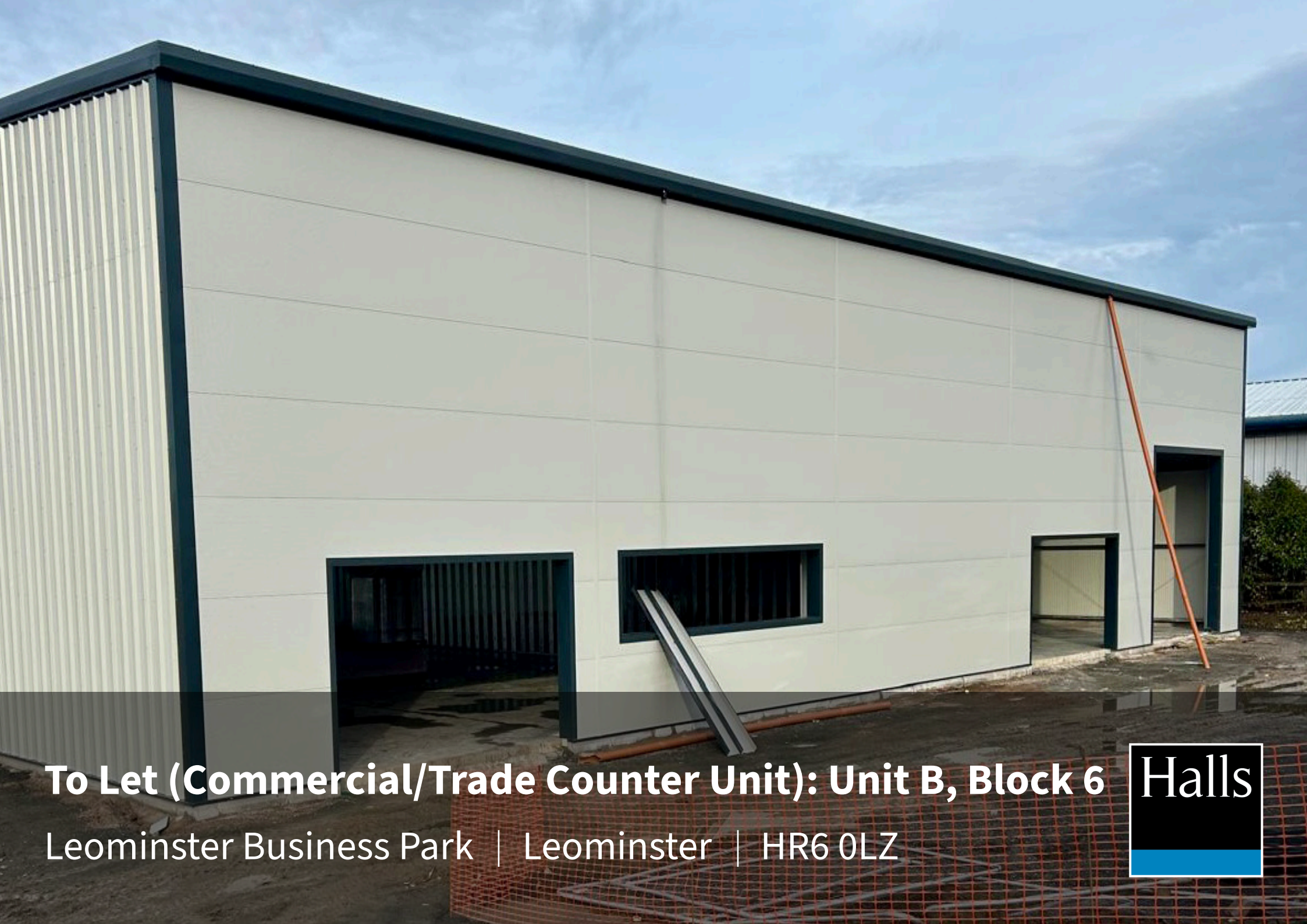




To Let (Commercial/Trade Counter Unit): Unit B, Block 6

Leominster Business Park | Leominster | HR6 0LZ





To Let – High Quality New Build Trade Counter/Commercial Unit Forming Part of Leominster's Premier Commercial Quarter

This newly constructed trade counter/commercial unit provides a Total Gross Internal Floor Area of Approximately 3,865 sq ft (359 sq m) of high-quality commercial accommodation. Designed to meet the demands of modern occupiers, the property benefits from an impressive 7-metre eaves height, on-site car parking and dedicated servicing, making it ideal for a range of trade and commercial uses.

The new build unit combines strong roadside appeal with practical functionality, forming part of a well-regarded business location in Leominster that continues to attract both regional and local occupiers.

Unit B, Block 6

The property comprises of a new build semi- detached commercial/trade counter unit located within Leominster Business Park. The property provides a Total Gross Internal Floor Area of Approximately 3,865 sq ft (359 m²).

The unit is will be completed at the end of March 2026 to shell ready for tenant fit out.

The property benefits externally from designated car parking spaces and servicing.

The main unit is constructed of portal framework clad in profile sheeting sitting under a profile sheet roof cover.

The commercial unit is suitable for a variety of trade counter and commercial uses, and benefits from an eaves height of 7 metres and an up and over door with a width of approximately 4 metres. A viewing is recommended to appreciate the potential of the property.



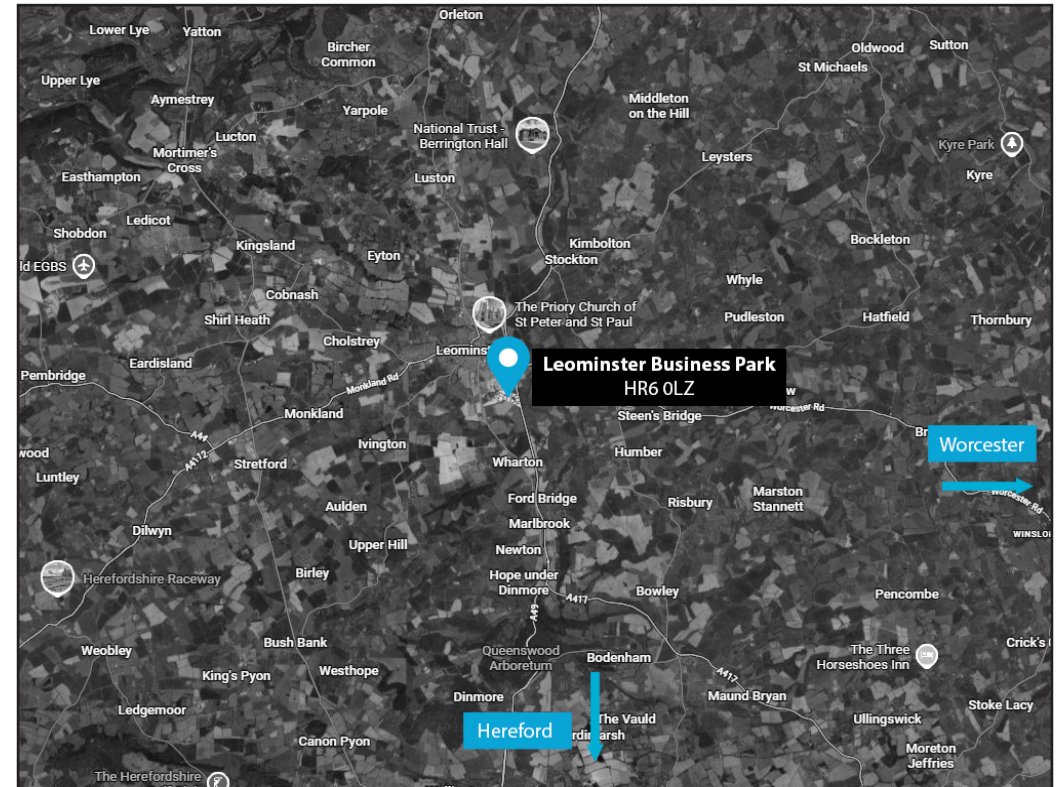
Location

The property is positioned fronting Enterprise Way within Leominster Business Park, the town's principal commercial quarter. This established business location benefits from strong visibility and immediate access to the A49 trunk road. The Business Park accommodates a diverse mix of trade and industrial occupiers, creating a well-established and commercially active environment.

Key Location Highlights

- Leominster is well located on the A49 north - south route with access to the A44 east-west corridor, providing links to Hereford, Shrewsbury and the wider region.
- Leominster Railway Station, on the Marches Line, offers regular services to Cardiff and Manchester.
- Nearby occupiers include Danfoods, Dale and Oldfields, with the unit positioned adjacent to the newly developed Farr and Harris trade counter.
- With a population of approximately 12,000, Leominster serves as a key employment and service centre in north Herefordshire.

Enterprise Way provides an attractive and strategic commercial location, combining excellent transport links with an established business community. The property offers occupiers a highly accessible base within Leominster's primary commercial hub, well suited to a range of trade and commercial uses.



Accommodation

INTERNAL:

TOTAL GROSS INTERNAL FLOOR AREA

3,865 ft sq | 359 m sq

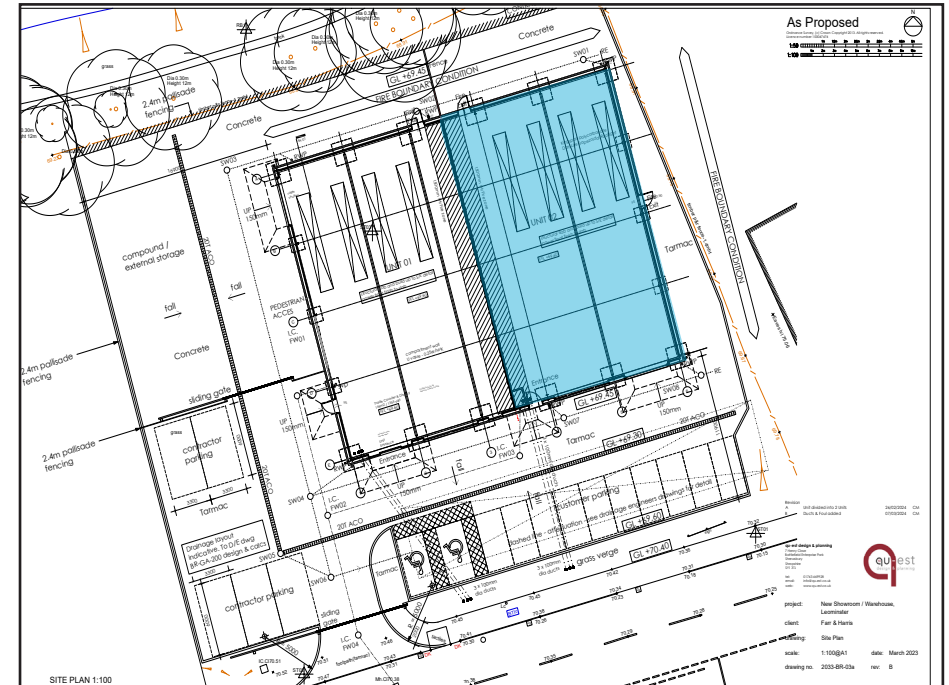
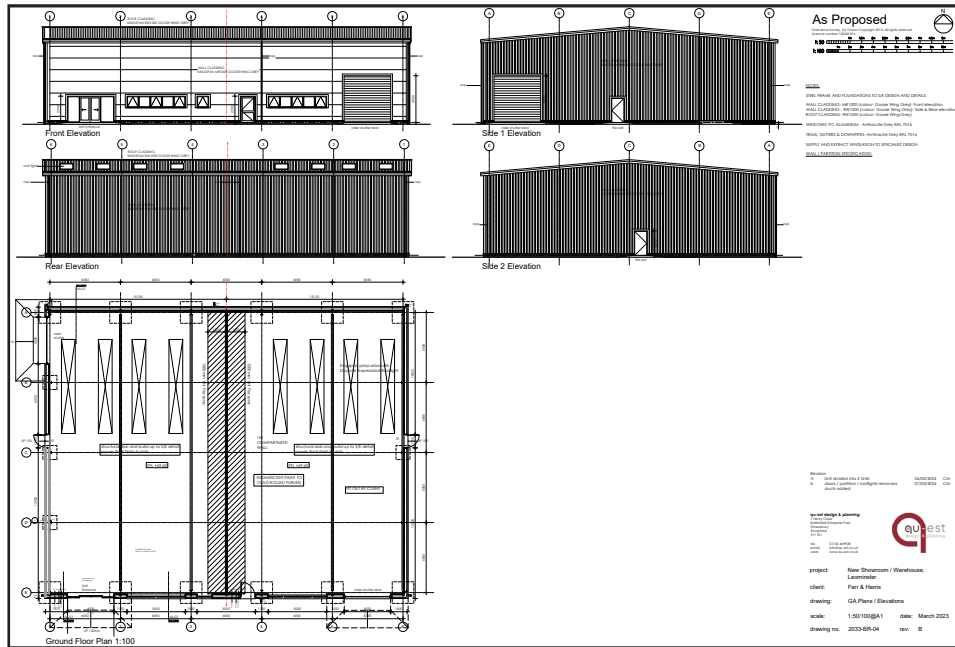
EXTERNAL:

CAR PARKING AND SERVICING

ALL MEASUREMENTS ARE APPROXIMATE



Plans



Key Details

Rateable Value

To be assessed.

Rent

£25,200 per annum (Twenty Five Thousand Two Hundred Pounds) payable quarterly in advance by standing order.

VAT

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

EPC

To be assessed.

Legal Costs

The incoming tenant is to be responsible for the landlords legal costs in connection with the transaction.

Local Authority

Herefordshire Council, Town Hall
8 St Owen's Street, Hereford
HR1 2PJ.

01432 260 000

www.herefordshire.gov.uk

Tenure

The property is available to let on a new lease for a length of term by negotiation. The lease will be on Tenants Full Repairing Basis, subject to a service charge for communal areas with rent reviews at three yearly intervals.

Services

Mains water, electricity (three phase), and drainage are understood to be available for connection subject to normal connection.

Planning

Prospective tenants should rely on their own enquiries. The property is located in Herefordshire Council Planning Department. The Property is understood to benefit from planning consent for Use Class B of the Town and Country Use Classes Order 1987.

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 offer 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 offer 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:

James Evans



07792 222 028



james.evans@hallsgb.com

Simon Cullup-Smith



07999 595 885



simon.cullupsmith@hallsgb.com

Commercial Department



01743 450 700



commercialmarketing@hallsgb.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

