

TO LET - FIRST FLOOR OFFICES EASTERS COURT, LEOMINSTER, HR6 0DE

alder king

PROPERTY CONSULTANTS



FIRST FLOOR BUSINESS PREMISES

**Easters Court,
Leominster
Herefordshire
HR6 0DE**

**1,313 sq ft - 9,602 sq ft
(122 sq m - 892 sq m)**

- Adjacent to the A49 Bypass
- Modern building with air conditioning
- Available in suites
- On site car parking

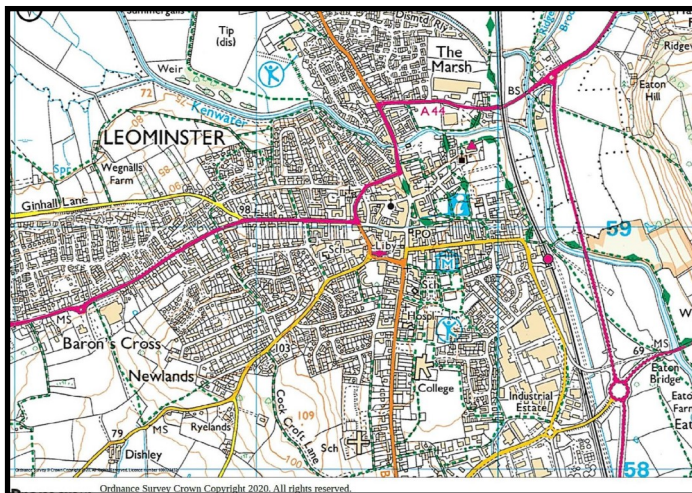


First Floor Offices, Easters Court, Leominster, HR6 0DE

Location

Easters Court is located in a prominent position on the corner of the A49 Leominster Bypass and the A44 Mill Street on the north eastern edge of Leominster, Herefordshire.

Leominster, with a population of approximately 12,000, is a market town situated 12 miles north of Hereford and 7 miles south of Ludlow.



Description

Easters Court comprises a modern two storey office building and saleroom with associated car park and yard area. The property is accessed off the A44 Mill Street via a bridge over the River Lugg.

The first floor space comprises reception area together with a number of individual offices in a variety of sizes, meeting rooms, board room, storage, WC's and kitchen/staff room.

The available accommodation may be suitable for alternative uses. Please contact the agent for more information.

Accommodation

The first floor accommodation can be taken as a whole or in parts, with the available space ranging from 1,313 sq ft (122 sq m) to 9,602 sq ft (892 sq m)

Parking

Adjacent to the building will be allocated car parking.

Services

We are advised that all main services are connected to the premises and confirm that we have not tested any of the service installations (including air conditioning) and any occupier must satisfy themselves independently as to the state and condition of such items.

Planning

We understand that the accommodation has planning consent for office use. All interested parties should make their own enquiries to the Planning Department of Herefordshire Council on 01432 260000.

Lease/Terms

The property is available to let as a whole or in parts by way of effectively full repairing and insuring lease/leases for a term of years to be agreed.

A service charge is payable in respect of the upkeep for both the building and the Estate.

The Code for Leasing Business Premises in England and Wales 2007

Please see www.lettingbusinesspremises.co.uk.

Legal Costs

A contribution will be payable towards the landlord's legal costs.

Rent/Price

Rents from £7.50 per sq ft per annum exclusive

Business Rates

The property will require assessment upon occupation.

Interested parties should make their own enquiries to Herefordshire Council to ascertain the exact rates payable as a change in occupation may trigger an adjustment of the ratings assessment. www.voa.gov.uk.

Energy Performance Certificate

An EPC has been commissioned and will be available for inspection.

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Asbestos Regulations

It is the responsibility of the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining it to comply with the Control of Asbestos Regulations 2012 (CAR 2012). The detection of asbestos and asbestos-related compounds is beyond the scope of Alder King and accordingly we recommend you obtain advice from a specialist source.

VAT

Under the Finance Acts 1989 and 1997, VAT may be levied on the Rent. We recommend that the prospective tenants establish the implications before entering into any agreement.

Subject to Contract

Alder King LLP is a Limited Liability Partnership registered in England and Wales. No OC306796. Registered Office: Pembroke House, 15 Pembroke Road, Clifton, Bristol, BS8 3BA. A list of all Members is available at the registered office.

Important Notice

These particulars do not constitute any offer of contract and although they are believed to be correct, their accuracy cannot be guaranteed and they are expressly excluded from any contract.

Money Laundering Regulations

As part of our obligations under the UK Money Laundering Regulations 2017, Alder King LLP will require any purchaser to provide proof of identity along with any other required documents.

Viewing Arrangements

For further information or to arrange an inspection, please contact the joint agents.

Alder King Property Consultants

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