



hexagon™  
commercial property



- RURAL LOCATION
- DOUBLE ROLLER SHUTTER ACCESS
- SUITABLE FOR A NUMBER OF USES (STP)
- AVAILABLE IMMEDIATELY

## ! PROPERTY TYPE

17,984 SqFt ( 1,671 SqM )

P.O.A.

Station Industrial Estate, Bromyard, HR7  
4HP

# TO LET



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commercial property



## Description

Situated on the well established Station Industrial Estate, the unit sits on a secured, fenced plot and comprises of the warehouse of 17,675 Sq Ft with offices of 309 Sq Ft.

The unit is of steel portal frame construction with part brick/part clad elevations and benefits from four large, electric roller shutters at either end of the unit giving drive through access, concrete flooring, three phase electricity and generous working height.

Should the tenant require, there is the ability to split the unit into two smaller units measuring 7,356 Sq Ft and 10,628 Sq Ft respectively.

## Location

The estate is located in the town of Bromyard, which lies approximately 12 miles from Leominster and 15 miles from both Worcester and Hereford. Bromyard is situated on the A44, linking Worcester to Leominster, which in turn connects to the A49, providing links to Shrewsbury and Hereford.

The nearest motorway access is available at Junction 7 of the M5 motorway approximately 17 miles away.

## Accommodation

Warehouses Total - 17,984 Sq Ft split as follows:-

5A - 7,356 Sq Ft

5B - 10,628 Sq Ft

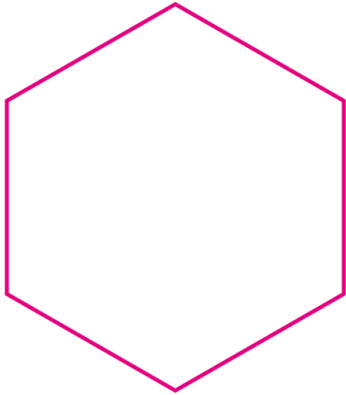
## Rates

For business rates information please contact the agent.

## Terms

All units are to be let by way of new lease on terms to be agreed.

Service Charge is applicable on the estate. Further information can be provided by the agents.



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