



Sunderlands

Residential Rural Commercial

Chartered Surveyors • Commercial Property Consultants

UNITS 1 & 2, LYDE ARUNDEL, HEREFORD, HR4 7SN



DETACHED WORKSHOP UNIT WITHIN CLOSE PROXIMITY OF HEREFORD

- Accessible location
- Private position
- Flexible terms
- Multiple access points

TO LET
£16,000 per annum

Location Units 1 & 2 Lyde Arundel are located approximately 3.9 miles north of Hereford City Centre with easy accessibility off the A4110, which in turn provides direct access to the A4103, leading to the A49.

Description The Units comprise a detached workshop premises with roller shutter doors, internal office space and parking. At present the building is split into 2 distinct areas separated by a stud wall.

Unit 1 comprises of an open plan, single bay workshop area with a side pedestrian door, leading to external storage where a shipping container is currently located. There is a manual roller shutter door to a height of 3 metres, and a minimum eaves height of 3.2 metres.

Unit 2 comprises 2 bays with 2 roller shutter doors and a pedestrian access door. There are internal partitions creating 2 offices, along with an enclosed corridor at the rear. There is a stud wall to create a separate bay with dedicated roller shutter access. An internal staircase leads to the small first floor.

The property benefits from a water supply and kitchen area, with an electric water heater mounted below the sink.

Accommodation The units have the following approximate areas measured on a gross internal area basis:-

	Sqm	Sqft
Unit 1	59.46	640.02
Workshop 1	148.52	1598.66
Workshop 2	21.36	229.92
Office 1	13.76	148.11
Office 2	10.07	108.39
Corridor/Store	49.90	537.12
Unit 2	243.61	2622.20
Total	303.07	3262.22

Services Unit 2 benefits from mains electricity, water and drainage.

Terms The premises are available to let to suitable tenants at an asking rent of £16,000 per annum on flexible terms.

VAT VAT is chargeable on the rent.

Business Rates The property is not assessed at this time.

Legal Costs Each party is responsible for their own costs incurred.

Viewing By appointment with the agents:
Sunderlands
Offa House, St Peter's Square, Hereford HR1 2PQ
Tel: 01432 356 161 (Option 4) Email: james.dillon@sunderlands.co.uk

The information in these particulars has been prepared as at 30 July 2026