



Warehouse at Gateway House, Holme Lacy Road, Rotherwas,
Hereford HR2 6EQ



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Summary of features

- Modern Warehouse with minimum eaves height of 7 metres
- Good access off busy transport route
- Extensive yard space & car parking
- Circa 11,000 sq ft Warehouse

TO LET
Asking Rent: £55,000pa

Situation:

Gateway House is located on the eastern-most edge of the Skylon East Enterprise Zone, in the wider area known as Rotherwas Industrial Estate. The property is close to the countryside (eastbound) with fields and footpaths leading towards the River Wye and the village of Dinedor.

Gateway House is situated just under 3 miles from Hereford City Centre. There are cycle routes and bus services into the industrial estate. The site is positioned immediately off the B4399 (The Straight Mile) which itself provides access to the A49, with the M50 dual carriageway approximately 15 miles southeast of the property.

Description:

Gateway House, as a whole, comprises a detached primarily industrial property that was constructed in 2014. The area being let is the open warehouse area and associated yard area only.

It has profile clad elevations with a pitched metal roof. The property comprises a large open plan warehouse, with concrete level flooring, steel portal frame and benefits from a minimum eaves height of 7 metres. The property is served by numerous pedestrian access points as well as a motorised roller-shutter door (being 5m wide, and 5m high), providing direct access to the loading yard. There is a WC and a soon to be installed kitchenette located on the northern side of the warehouse.

Main entrance to the building is off the loading yard on the eastern side. External areas include a large concrete yard, which provides good manoeuvring space for larger vehicles. This space could also be utilised for staff/customer car parking. To the rear of the unit is a crushed hardcore yard area which would all be included within the letting and could provide additional overflow parking or storage space.

As far as we are aware the property has all necessary access rights and there are no restrictions limiting hours of use. The most recent use was workshop and storage which we believe puts the

property within Planning Use Class B2. There is a shared access point off The Straight Mile.

Services:

We understand the property benefits from mains services such as electricity, drainage and water. The property benefits from three phase electricity.

Accommodation:

The property has been measured on a gross internal floor area basis as follows:

	Sqm	Sqft
Unit Total	1,028.5	11,070.7

Tenure:

The warehouse with its associated facilities is offered To Let, for a maximum term of 12 months at an asking rent of **£55,000 per annum** on a Full Repairing and Insuring basis. The offices and front parking areas are not included in this letting.

Please note that the interested party will be required to submit information to comply with anti-money laundering regulations.

VAT:

We understand VAT is chargeable in respect of the rent payable.

Business Rates:

The property is currently rated as a whole (to include the neighbouring offices) with the Rateable Value as of April 2026 being £90,500. This would be recalculated based on the amount of property included in this specific letting.





Legal Costs:

Each side is to bear their own legal costs incurred in the transaction.

Anti Money Laundering:

The tenant will be required to provide sufficient identification to verify their identity to comply with anti-money laundering regulations. Please note a fee of £18 (incl. VAT) per person will be charged to conduct the necessary anti-money laundering checks. This fee is payable at the time of verification and is non-refundable.

Directions:

Gateway House is located on the south eastern side of Hereford, in Rotherwas Industrial Estate, just off The Straight Mile (B4399). If coming from south of Hereford, travel up the A49 until the Grafton roundabout, then take the B4399 link road into Rotherwas Industrial Estate, taking the third right onto The Straight Mile. When heading eastbound, Gateway House will be circa 100m after the roundabout and is sign posted, Beck.

Viewing Arrangements:

By appointment with the agents:
Sunderlands

Offa House, St Peter's Square, Hereford, HR1 2PQ

Tel: 01432 356161 opt.4

Email: james.dillon@sunderlands.co.uk

The information in these particulars has been prepared as at 29 September 2026 and updated 2 October 2026.



Sunderlands

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None of these statements contained in these particulars are to be relied upon as statements or representations of fact. These particulars are not an offer or contract or part of one. Floor plans are provided for guidance as to the layout of the property only. Room sizes and measurements are approximate only. Please note we have not tested the equipment, appliances and services in the property and interested parties are advised to commission appropriate investigation before formulating their offer for purchase. Sunderlands are a member of the 'Ombudsman for Estate Agents Scheme' OEA and therefore adhere to their Code of Practice. A copy of the Code of Practice is available on request.