
TO LET

Twin-bay industrial unit with
separate office suite

Accommodation totalling
c.9,950 sq ft overall

Each bay providing
clear-span accommodation

Recently refurbished

Self-contained concrete surfaced
yard, space plus parking area

May lease unit and
office separately



Premises on **Shobdon Aerodrome, Shobdon, Leominster, Herefordshire, HR6 9NR**
Guide Rent - £28,000 (plus VAT) per annum

Location / Description

The village of Shobdon is situated within a rural setting, approximately 9 miles to the north-west of Leominster and 17 miles to the north-west of Hereford. Within this context, the property is positioned on the southern periphery of the Shobdon Aerodrome, being predominantly accessed by the A44 (via Bridge Street). Neighbouring occupiers include Kingspan Insulation, Craven Grain Storage and Shobdon Football Club.

The property comprises a twin-bay industrial unit and a separately accessed two-storey office building, on a concrete-surfaced plot of c.0.7 acres (0.28 ha), predominantly secured using palisade fencing.

The industrial accommodation provides clear-span accommodation, with each bay accessible via a roller shutter with c.4.75m height clearance in addition to internal pedestrian access. We understand that the property benefits from 3-phase electricity with a 100 amp supply per phase, and additionally provides a two-storey ancillary space, accessed via Bay 1, comprising office, kitchen, storage and WC facilities.

The office building provides well maintained and flexible accommodations, comprising a reception area, multiple office suites of varying sizes, with kitchen and WC facilities. The building benefits from both air conditioning and CCTV systems, as well as secure parking for multiple vehicles.

Accommodation

Industrial

Bay 1	360.4 sq m	3,879 sq ft
Bay 2	282.0 sq m	3,036 sq ft
Ground Floor Ancillary	27.9 sq m	300 sq ft
First Floor Ancillary	41.1 sq m	442 sq ft
Total	711.4 sq m	7,657 sq ft

Office

Ground Floor Office	89.6 sq m	965 sq ft
Ground Floor Ancillary	6.9 sq m	74 sq ft
First Floor Office	72.8 sq m	784 sq ft
First Floor Ancillary	6.7 sq m	72 sq ft
Total	176.0 sq m	1,895 sq ft

Lease Terms

The property is available to let for a term of years to be agreed on a full repairing and insuring basis, at a guide rent of £28,000 (plus VAT) per annum. Please note that the rent and other chargeable items are subject to the payment of VAT.

Business Rates

The new occupier will be responsible for the payment of Business Rates at the property. We are currently awaiting confirmation of the Rateable Value for the property.

EPC

We note that the property currently has EPC ratings of E (114) for the industrial building and C (74) for the office building.

Further Information

For any additional information or to arrange a viewing, please contact Andrew Parker on 01584 872153 or at andrew.parker@mccartneys.co.uk

Disclaimer

All measurements and distances are approximate. The electrical, drainage, water and heating installations have not been tested by the Agents. The normal enquiries carried out by a purchaser's Solicitor have not been carried out by the Selling Agents for the purpose of preparation of these particulars.

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