

TO LET

First Floor Business Premises

117 sq ft to 7,516 sq ft



Easters Court, Leominster
Herefordshire, HR6 0DE



EASTERS COURT, LEOMINSTER



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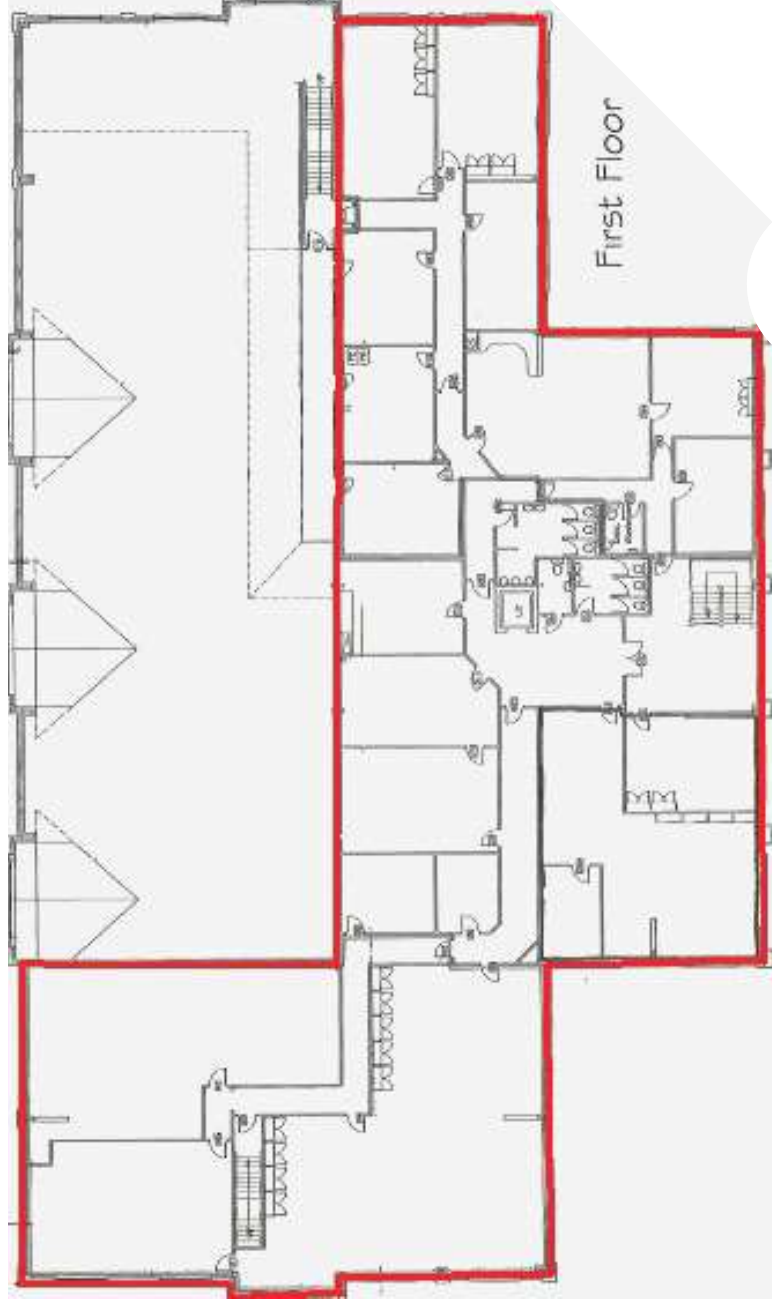
- 117 sq ft - 7,516 sq ft
- Can be taken as a whole or potential to split
- Modern
- Good natural light
- Air conditioning
- Excellent on site parking provision
- Situated on a secure site
- Good transport links
- Potential for other uses



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First Floor



FISHER
GERMAN

First floor business premises

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 is a market town in Herefordshire at the confluence of the River Lugg and its tributary the River Kenwater, situated approximately 12 miles north of Hereford and 7 miles south of Ludlow. Leominster has a population of approximately 12,200 and benefits from numerous facilities and amenities including an attractive High Street, Primary School, Sixth Form College, Hospital and Train Station.	Accommodation The first floor accommodation can be taken as a whole or split, with available space ranging from 117 sq ft to 7,516 sq ft.	References/Deposit The successful Tenant will need to provide satisfactory references for approval.
	Anti Money Laundering The successful Tenant will be required to submit information to comply with Anti Money Laundering Regulations.	The Landlord may also request a 3 or 6 month deposit.
	Guide Rental From £4.00 per sq ft per annum exclusive	
Tenure The property is available to let by way of a new internal repairing and insuring lease for a term of years to be negotiated.		Viewings By prior arrangement with the agent.
Business Rates Rates to be assessed upon occupation. 2022/2023 Rates Payable 49.9p in the £.		
Services We understand that mains services are available to the property.		
Service Charge A service charge is payable in respect of the upkeep of both the building and the estate.		
Insurance The Landlord insures the property and recovers the cost from the Tenant.		
	EPC Energy Performance Rating to follow.	
	VAT Unless otherwise stated, all prices and rents quoted are exclusively of Valued Added Tax (VAT). Any intending tenant should satisfy	
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 a well lit reception area along with a number of individual offices in a variety of sizes, meeting rooms, board room, storage, WC's and kitchen/staff room. Externally the property provides excellent on site parking provision. The available accommodation may be suitable for alternative uses. Please contact the agent for more information.		



Licence Number 100019885 - not to scale

This is a detailed topographic map of Leominster, Herefordshire. The River Wye flows through the town, with several bridges crossing it. The Leominster Railway runs through the center. Key landmarks include The Marsh, Wagnalls Farm, and the Leominster College. The map shows a network of roads, including the A44 and A103, and a system of paths marked with green lines. The town is densely built up, with many streets and buildings visible. The map also shows surrounding areas like Newlands and Dishley.

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