

**Arkwright
Owens**

herefordshireproperty.com

katherine harriet
BESPOKE HOME CARE

Penn House
9-10 Broad Street

 **Hidden Hearing**
Hearing Centre

To Let On Lease

First Floor Office
Suite 4, Penn House
9-10 Broad Street
Hereford, HR4 9AP

Flexible Terms available



DESCRIPTION

Office Suite 4 is situated at the rear of Penn House, with access from front key fob entry system into the communal entrance hall, with a modern professional interior with staircase & lift access to first floor. The office has excellent natural light with windows facing north and east making it light and bright and peaceful. The suite is fully carpeted with a modern interior with high quality suspended ceiling with CAT 2 lighting and its own kitchenette within the suite.

LOCATION

The offices are accessed from street level a good secondary location close to the centre of Hereford with on-street car-parking and one way traffic of Broad Street in the centre of Hereford City.

ACCOMMODATION

Penn House was refurbished 15 years ago and included the installation of CAT 6 fibre optic cabling to individual office suites, CAT 2 LED down lighters, electric convection heaters, and air conditioning (heating and cooling) and perimeter trunking with intranet for networking computers.

- Key pad call system
- Lift to all floors
- DDA Complaint
- Kitchenette



FLOOR AREA

The total floor area is 109 sq.m (1,175 sq.ft) consisting of a general office and three individual offices:

Office 1	3.4m x 5m	(11'1" x 16'3")
Office 2	3.7m x 2.9m	(12'1" x 9'5")
Office 3	3.6m x 3.4m	(11'8" x 11'1")

COMMUNAL SERVICES

There are gentlemen, ladies and disabled toilet accommodation within the common parts outside the office suite around the interior core of the building close to the staircase and lift shaft.



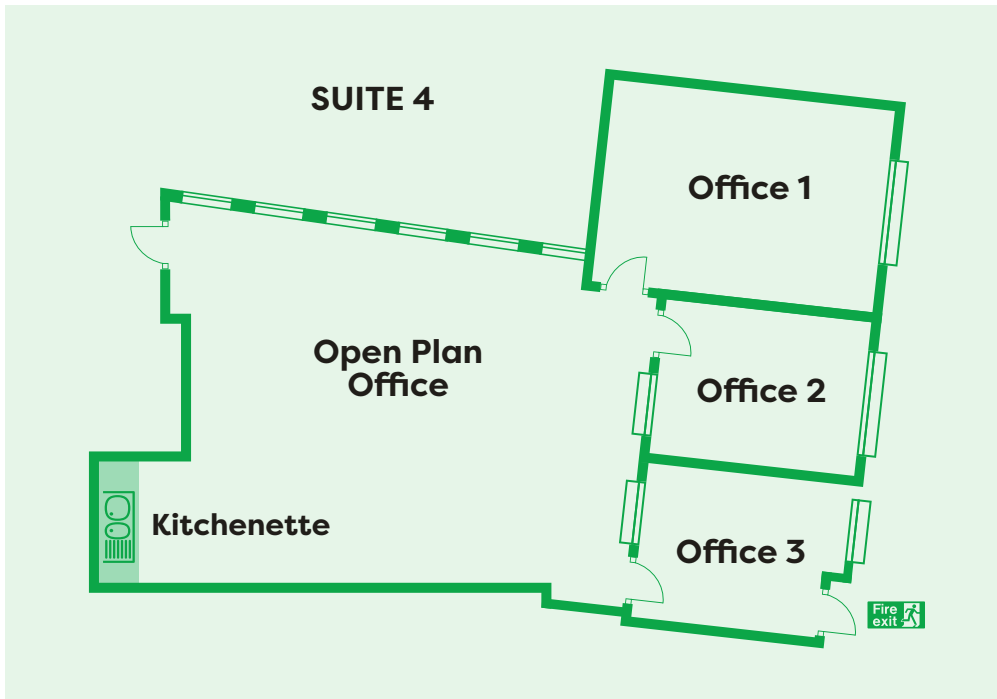
First Floor Landing

SERVICE CHARGE

The annual service charge is £3,600 + VAT per year, charged as £900 + VAT per quarter.

CAR-PARKING

The office has the benefit of two tandem car parking bays each capable of parking two cars in tandem. The cost is £100 per month plus VAT per tandem bay.



Parking Spaces at the Rear



First Floor Landing



Kitchenette



Services

Mains electricity, water and drainage are connected to the office. Each suite will be required to organise their own broad band connectivity to link up to the suite hub, located within one of the offices within the suite.



Business Rates

The Office & Premises has a Rateable Value of £12,000, via Herefordshire Council 01432 260000 Business Rates Team.

Lease Terms

To let on lease . A Prominent Mixed Use Office Building. Flexible Terms available. A new internal repairing and insuring lease, terms by negotiation via the Letting Agent.

Legal Costs

The ingoing tenant is responsible for the Landlord's Legal Fees.



EPC

BAND: D



Viewing

Viewings are strictly by appointment through Arkwright Owens Chartered Surveyors, acting as sole agents with sole selling rights.

**Telephone 01432 267213 or
Julian Owens 07855 744821**

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Owens**

herefordshireproperty.com

Berrington House
2 St Nicholas Street
Hereford HR4 0BQ

www.arkwrightowens.co.uk

T: 01432 267213

F: 01432 279968

E: arkwrightowens@btinternet.com

www.herefordshireproperty.com

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