



Interlink Fir Tree Lane, Hereford, HR2 6LA

£25,812 P.A

**jackson**  
property



- Office space over 2 floors with total of 2000 square feet
- Available from £10 per square feet
- Kitchen & Toilet Facilities
- Available for immediate occupation

### Information

Located within Rotherwas, Herefordshire, giving easy access to the A49 and M50 road networks

Office space of 2000 square feet. A range of toilets and kitchen space is located within the office area. There is further additional visitor parking for the 2 buildings and the parking area is gated and locked for out of hours use.

Ground Floor 996 square feet at £12.00 p/sqf  
 First Floor 1,386 square feet at £10.00 p/sqf

Available for 1 -5 year lease excluding outgoing. Capacity for electric car charging points.

### Viewing appointments

Strictly by appointment. Please contact the agents to arrange a suitable time

### Jackson Property

Jackson Property for themselves and the vendors of the property, whose agents they are, give notice that these particulars, although believed to be correct, do not constitute any part of an offer

of contract, that all statements contained in these particulars as to this property are made without responsibility and are not to be relied upon as statements or representations of fact and that they do not make or give any representation or warranty whatsoever in relation to this property. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

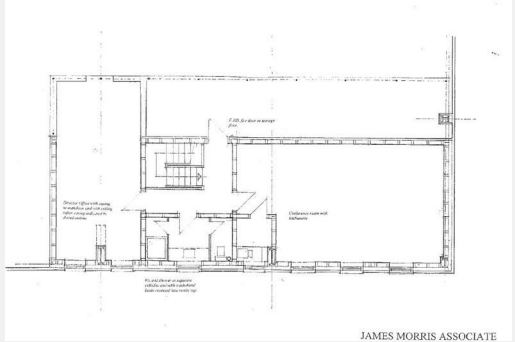
Services & Expenditure notes have been taken from <https://checker.ofcom.org.uk/> and <https://www.gov.uk/council-tax-bands>  
 The agent has not tested any apparatus, equipment, fixture, fittings or services and so cannot verify that they are in working order or fit for their purpose, neither has the agent checked the legal documents to verify the freehold/leasehold status along with any tenancies that may be in place. The buyer is advised to obtain verification from their solicitor or surveyor.

Jackson Property may be entitled to commission or fee from other services offered to

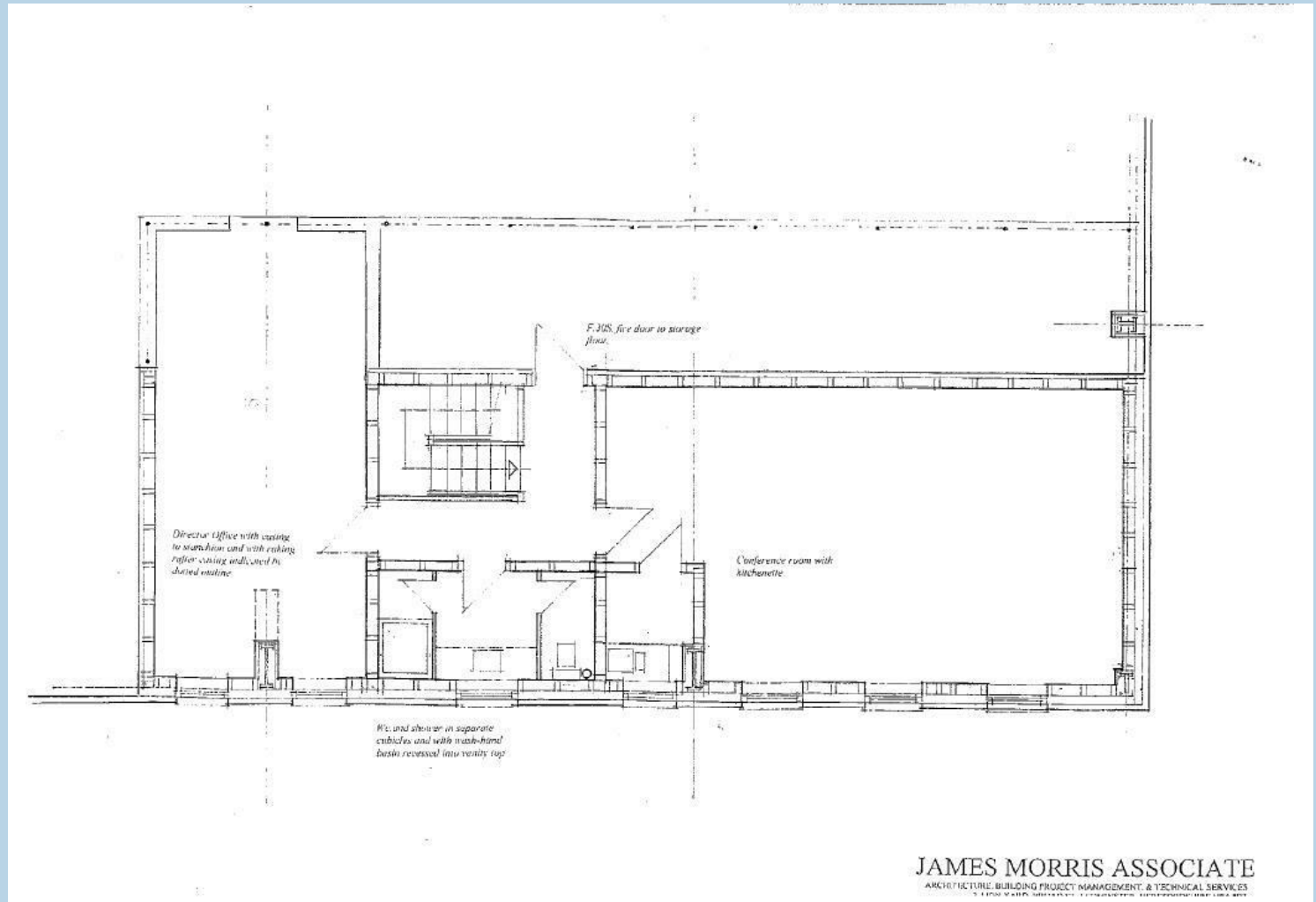
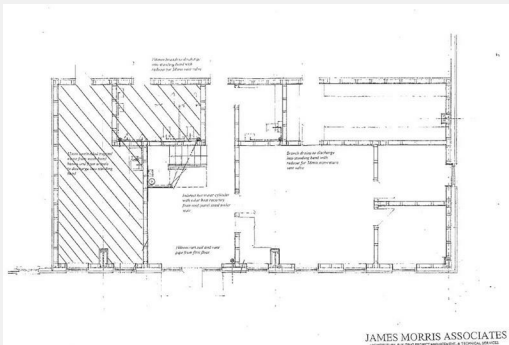
the Client, buyer, tenant or landlord, including but not only the following services: Conveyancing, Mortgage, Financial advice, Surveys etc. A commission or fee is defined as an average of £100+vat per service.











Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Jackson Property may be entitled to commission from other services offered to the Client or a buyer including but not only the following services: Conveyancing, Mortgage, Financial advice, Surveys etc. An average referral fee is defined as £100+vat.