

Leominster Enterprise Park, Brunel Road/Owen Way, Leominster, Herefordshire, HR6 0LA*

Guide Price From £1,250,000

For Sale

Subject to contract

Example of Similar Building by the Developers



Industrial/Warehouse Units

To be built to occupiers' requirements on a forward sale basis

Established Business Park location

Unit sizes from 929 sq m (10,000 sq ft.)

The Park is available for larger scale commercial development for owner occupiers to include light/general industrial uses, storage and distribution, automotive, offices and trade counter operations (subject to detailed planning) consent. The developers Langtree Property Partners Ltd on behalf of a major pension fund are able to offer purpose-built accommodation on a design and build basis either to lease or purchase. (Freehold land sales may also be considered).

Prices and rents will depend on individual specifications but freehold or leasehold (minimum 15 years) options are available.

***Sites Available:**

- | | |
|----------|--|
| Plot 6 | 0.41 ha/1.02 acres
This is to be developed as individual units for sale
Sizes from 929–1500 sq m (10,000–16,000 sq ft) subject to forward sale.
Typical industrial unit price 929 sq m (10,000 sq ft)
Guide price from £1,250,000. |
| Plot 7 | 1.66 ha (4.10 acres)
Buildings for sale freehold as one or two units be built by the developers to an occupier's specification.
Sizes from 1,850 sq m-4,250 sq m (20,000-45,000 sq ft)
Guide price for each unit from £2.5M. |
| Plot 14a | 0.77 ha (1.91 acres)
This is a parcel where a new building could be developed for offices, trade counter or industrial purposes.
Size up to 3,000 sq m (32,000 sq ft)
Guide price from £4M. |

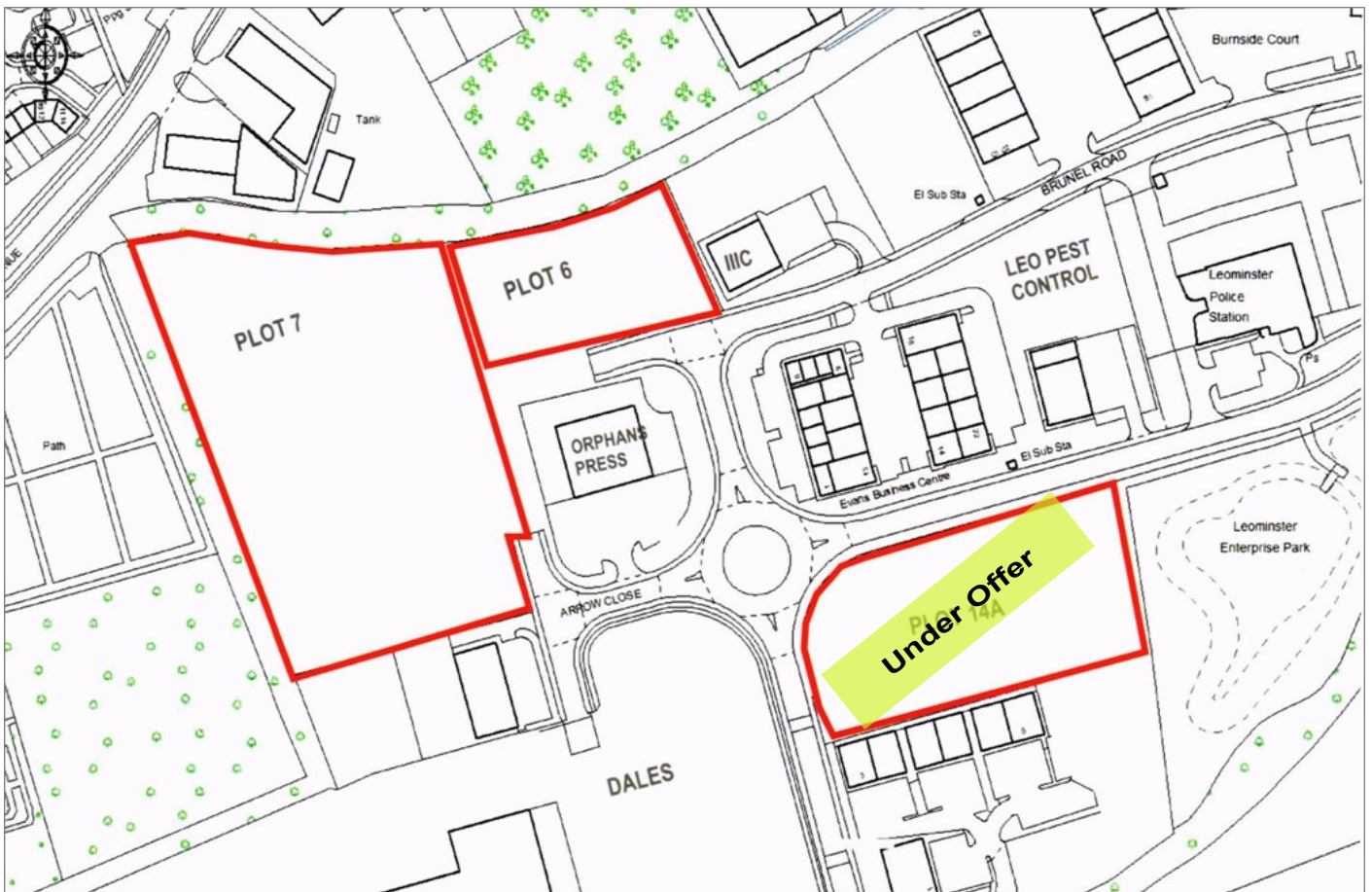
Plot sizes may vary depending on sales programme. (Sizes subject to on-site measurement).

- All prices are exclusive of VAT at the prevailing rate and any Community Infrastructure Levy or similar charge imposed by Herefordshire Council.
- There is a modest estate maintenance charge payable, based on land area, of about £0.25/sq m per annum.
- EPC to be provided upon construction completion.
- Deposits against vendors' possible abortive professional fees will be required.

"Bare land" sales would also be considered subject to planning permission and confirmation of a buyer's funding for the construction of a new building. Price on application, from £265, 000/acre.

**For further information contact Charles Howell cth@cgpooks.co.uk
Or Alessio Dyfnallt ad@cgpooks.co.uk at Cooper Green Pooks 01743 276666**

Autumn 2019



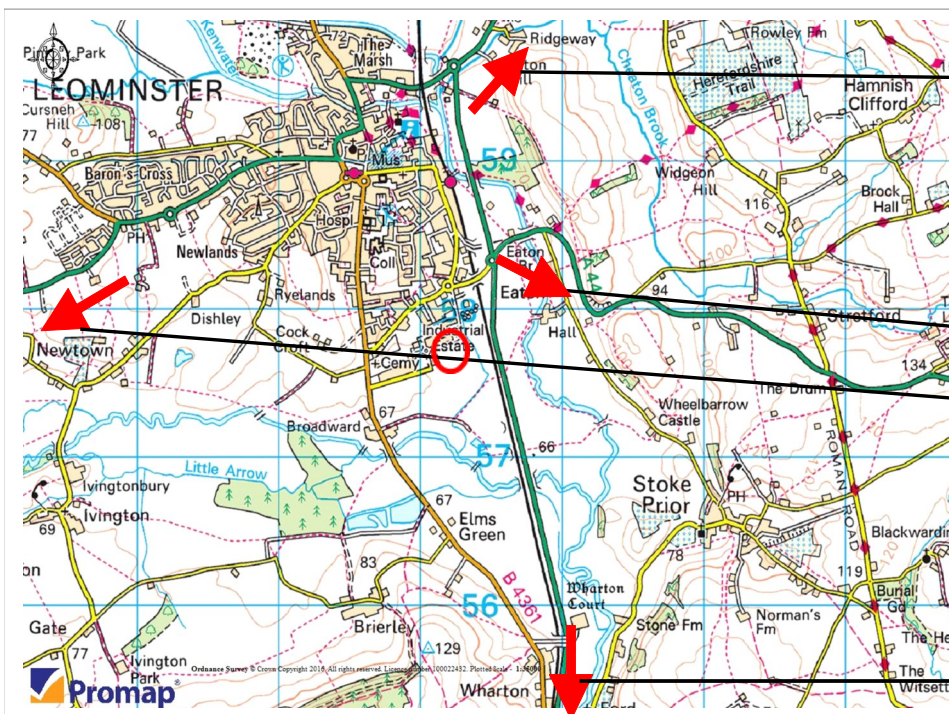
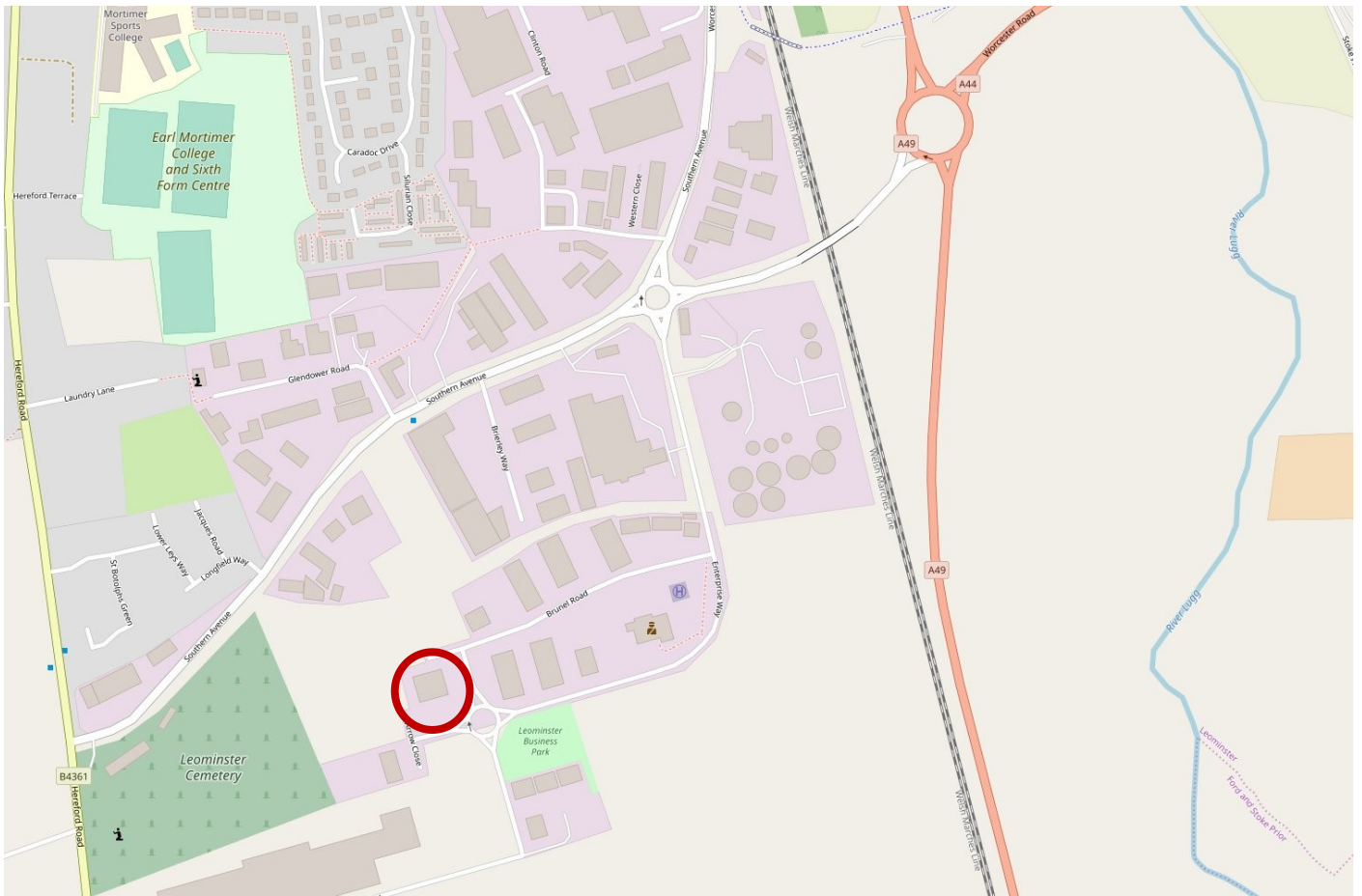
The Interior of a similar Building by the Developers

Standard example industrial use interior



Standard example office use interior





SHREWSBURY

WORCESTER

BRECON

HEREFORD



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