



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

For Sale: Prices from £450,000

Subject to Contract

***Postcode to be confirmed**

PHOTOS SHOW EXISTING BUILDINGS ON THE PARK



Industrial/Warehouse Units
To be built to occupiers' request on a forward sale basis
(Lettings considered)

Unit sizes from 465 sq m (5,000 sq ft.)

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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 planning). Langtree Group plc 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:

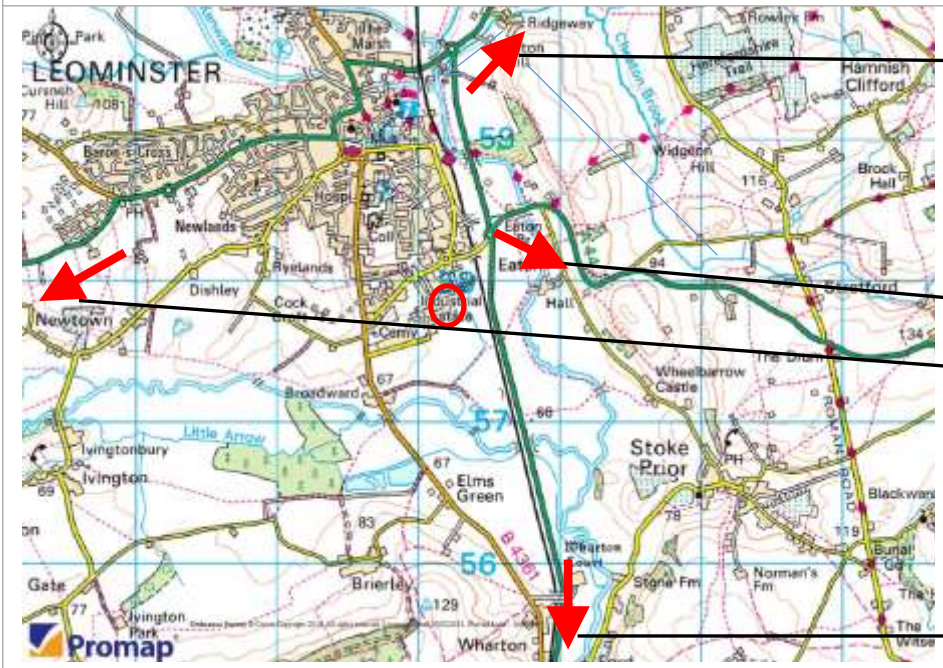
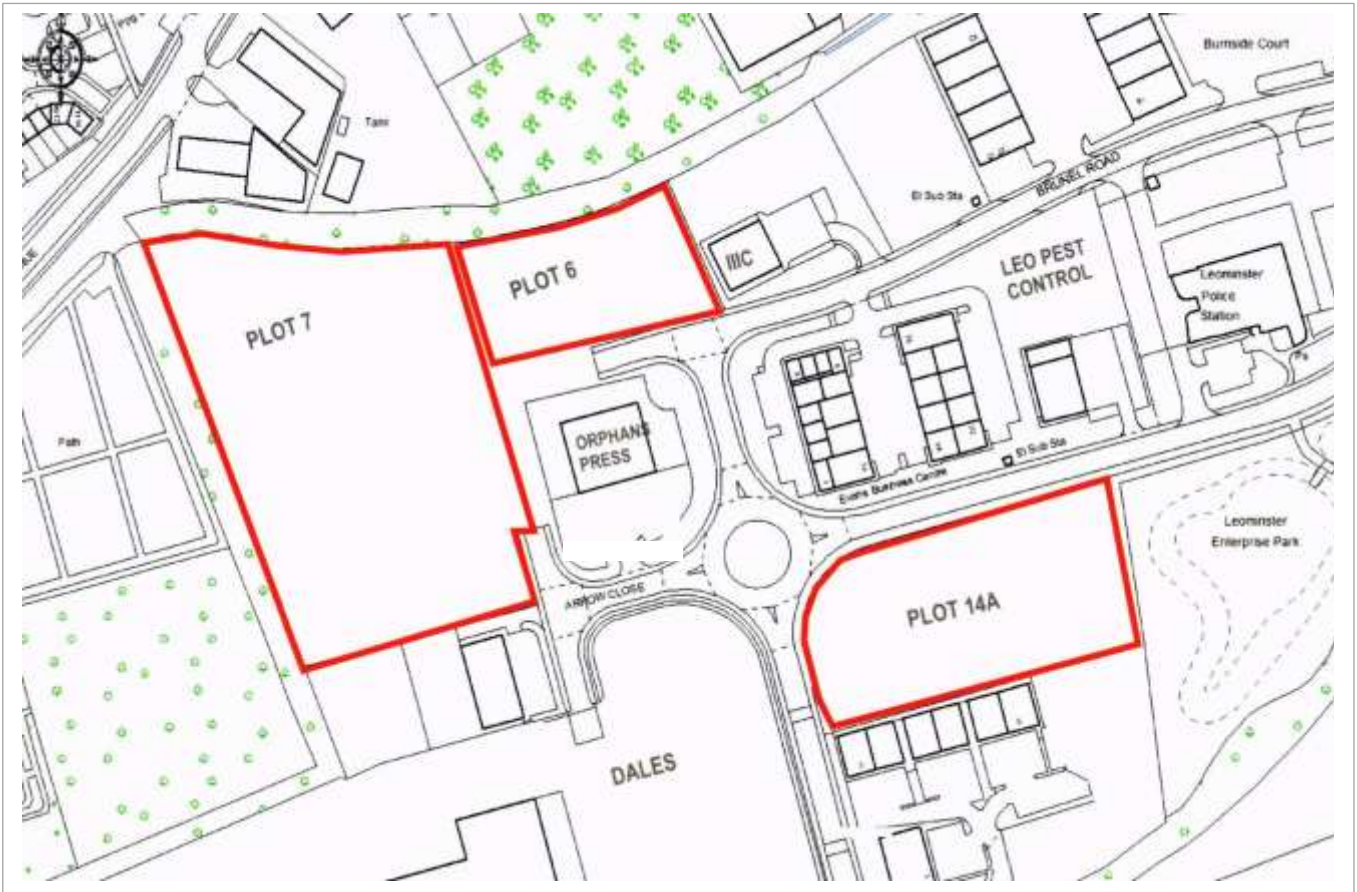
- Plot 6 0.41 ha/1.02 acres - This is to be developed as individual units for sale in sizes from 465 sq m – 1500 sq m (5,000 – 16,000 sq ft) subject to forward sale or pre-let agreement. Typical industrial unit price (465 sq m) - £450,000.
- Plot 7 1.66 ha (4.10 acres) Buildings for sale freehold as one or two units from 1,850 sq m (20,000 sq ft) to be built by the developers to an occupier's specification.
- Plot 14a 0.77 ha (1.91 acres) This is a parcel where a building of up to 3,000 sq m (32,000 sq ft) could be developed for offices, trade counter or industrial purposes.

- 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.

***For further information contact Charles Howell at Cooper Green Pooks – 01743 276666
cth@cgpooks.co.uk***



Langtree Group – Typical industrial unit - for illustration only



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