

# FLEXSPACE HEREFORD

## Rotherwas Industrial Estate

**FLEX  
SPACE**  
BUSINESS UNITS  
ON FLEXIBLE TERMS

**SAT NAV: HR2 6FE**



### Workshop, Office & Studio



Workshop



Offices



Studio

Flexspace is one of the UK's leading providers of workshops, offices, warehouses and self storage units for small businesses.

Make Flexspace your first port of call to rent adaptable, convenient business units on flexible terms.

### Facilities



Powered Shutters



Meeting Rooms



Furnished



Visitor Parking



Bike Parking



Security



Cafe



Shower



Plug and Play

Rotherwas Industrial estate  
Vincent Carey Road  
Hereford  
HR2 6FE

FLEXIBLE  
ADAPTABLE • CONVENIENT

SAT NAV: HR2 6FE

## Overview

Flexspace Hereford is a modern business centre providing a range of furnished offices, workshops and studios that are available on flexible terms.

The centre is telecoms & IT enabled and provides a manned reception, meeting rooms, free car parking, cycle racks, shower facilities, CCTV security and an on-site cafe.

The office spaces range from 130 to 570 ft<sup>2</sup> (12 to 53 m<sup>2</sup>) and can be let with or without furniture.

The workshops range from 580 to 1,820 ft<sup>2</sup> (54 to 169 m<sup>2</sup>). They benefit from powered roller shutter doors, lighting and WC facilities.

For local amenities, Hereford is approximately 10 minutes drive away where you'll find a wide range of shops, restaurants, cafes and bars.



### BY RAIL

Hereford Rail Station is approximately 2 miles away.



### BY AIR

Bristol Airport is approximately 50 miles away.



For further enquiries please contact:

T 0800 033 4444

E [sales@flexspace.co.uk](mailto:sales@flexspace.co.uk)

[www.flexspace.co.uk](http://www.flexspace.co.uk)

#### Misrepresentation Act 1967

Bridges Business Space LLP and Bridges Business Space No. 2 LLP, trading as Flexspace, and any joint agents, for themselves and for the lessors of this property, give notice that: 1. These particulars are set out as a general outline only for the guidance of intending lessees and do not constitute part of an offer or contract. 2. All dimensions and areas are approximate and all descriptions, reference to condition and necessary permissions for use and occupation, and other details, are given without responsibility and any tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Bridges Business Space LLP and Bridges Business Space No. 2 LLP, trading as Flexspace, or their joint agents has any authority to make or give any representation or warranty whatever in relation to this property. 4. Unless otherwise stated, all prices and rents are quoted exclusive of VAT.