



# Upper Twyford Barns

Twyford, Hereford



## An impressive pair of traditional agricultural barns converted to well-equipped, spacious office and studio facilities

Set in the heart of the Herefordshire countryside, Upper Twyford Barns offer two separate commercial office and studio spaces, perfect for the day-to-day operations of a business. The larger of the two is set across two floors with a communal and meeting space on the ground floor and open desk space to the first. It is well lit, benefiting from large windows allowing plenty of natural light. The smaller offers two more studio type spaces across a single floor area, that could be easily purposed as meeting or communal areas.

- **2 SEPARATE BUILDINGS**
- **GOOD PARKING**
- **SPACIOUS INTERIORS**
- **FLEXIBLE LAYOUTS**
- **COMMUNAL FACILITIES**
- **3,584 SQ FT (GIA)**
- **LARGE GARDEN AREA**
- **STUNNING RURAL SETTING**
- **PRIVATE ACCESS**
- **CLOSE PROXIMITY TO HEREFORD**
- **RENT £42,000 P.A. PLUS CHARGES**



### The property

Upper Twyford Barns consists of a pair of converted, traditional farm buildings that offer a pleasant working environment found in a tranquil rural setting surrounded by stunning Herefordshire countryside. It is within 5 miles drive of Hereford and only 1 and half miles from the A49, the main link road between Hereford and Ross on Wye.

The larger two storey barn offers modern office space whilst still maintaining its original character with wood clad and brick walls. Two large floor-to-eaves windows found on the north and south elevations provide ample natural light, made even more prominent by the presence of a mezzanine area. The ground floor is currently purposed as a communal and meeting area with two separate bathrooms, one with a shower. There is also a kitchen area with sink and a dishwasher. It also benefits from a cellar storage room underneath.

To the second floor, there is a large working area with plenty of desk space which is well laid out to maximise not only the number of desks but also provides space for a communal area.

The smaller single storey brick barn offers two main studio style areas with high ceilings and exposed oak beams, perfect for conducting meetings, or the installation of multiple desk spaces. Electricity points found in the floors of both rooms ensure ease of installation if needed. Both are bright and airy spaces benefiting from large windows and French doors. A kitchenette with a sink and storage units, as well as two toilets are provided.









## Outside

Upper Twyford Barns have a right of access by a private concrete track which is easily passable considering its rural location. To the front of the barns there is a large concrete and gravel area offering parking for up to 10 cars. There is a well sized garden surrounding both barns with grassy orchard style areas perfect for communal and recreational time.

Surrounded by stunning countryside, Upper Twyford Barns offer a tranquil working environment set back from any main roads whilst maintaining strong links to Hereford and further afield.

## Location

Twyford is found just one and a half miles from the A49 which is the main link between Hereford and Ross on Wye. It also leads to the A40/ M50 dual carriageways allowing access to South Wales, the South West and West Midlands.

The main regional centres include Hereford, Leominster, Monmouth, Ross on Wye, Worcester and Gloucester, all of which are within daily commuting distance. Communications are good, with easy access to the M50, A40 and M5, as well as regular train services from Hereford.

## Directions

What3Words [///rock.reject.wage](https://www.what3words.com/rock.reject.wage)



## Distances

- Hereford 5 miles
- Ross on Wye 13.5 miles
- Monmouth 15 miles
- Worcester 32 miles

## Nearby Stations

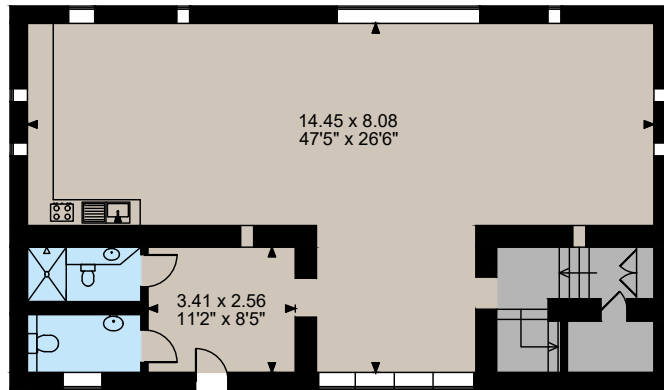
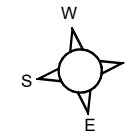
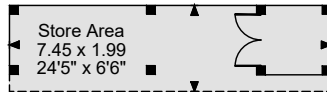
- Hereford Station 5.5 miles



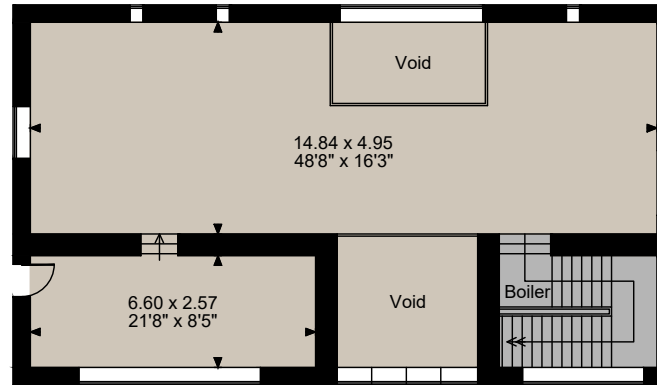




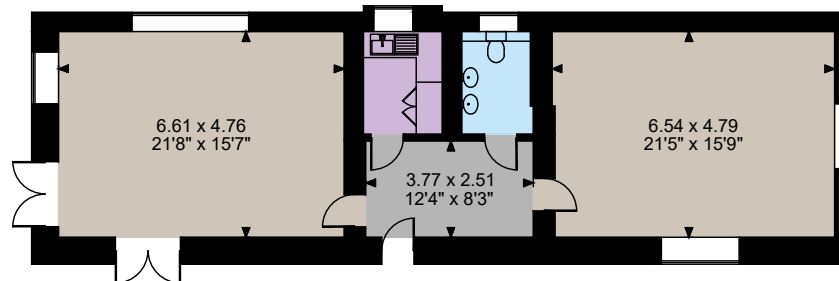




**Ground Floor Barn 2**



**First Floor**



**Ground Floor Barn 1**

## Floorplans

**Total internal area 3,584 sq ft (333 sq m)**

For identification purposes only.

## General

**Local Authority:** Hereford Council.

**Services:** We understand that the property benefits from mains water and electricity. Reed bed sewage.

**Business Rates:** Rateable value of £18,750.

**EPC Rating:** Band B

**Fixtures and Fittings:** Part furnished (to be discussed privately with outgoing tenant).

**Parking:** Private

**Mobile coverage/broadband:** Standard (5 mbps) or ultrafast (1800 mbps) broadband is available in the area through BT Openreach. Good coverage from main mobile providers, with performance of around 75% for each.

**Tenancy:** Landlord and Tenant Act 1954 Tenancy.

**Rent:** £42,000 per annum.

**Service Charge:** In addition to the rent, there will be a service charge to cover the grounds maintenance, electricity, water, sewerage, and buildings insurance.

**Tenancy Deposit:** One month's rent.

## Cirencester

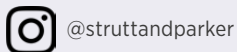
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