



## **SECURITY COMPOUND B8 , BROADMEADOWS INDUSTRIAL ESTATE, ROSS-ON-WYE, HR9 7BW**

**TO LET – SECURITY COMPOUND**

**£12,500 per annum**

- Security Compound extending to 1,238.58sqm (0.3 acres)
- Level Compound 242' x 55'; Newly Erected Secure Fencing
- Situated on Broadmeadows Industrial Estate Close to Town Centre
- Planning Permission for Storage of Shipping Containers (approx. 28)

**Chartered Surveyors and Commercial Property Agents**

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## LOCATION

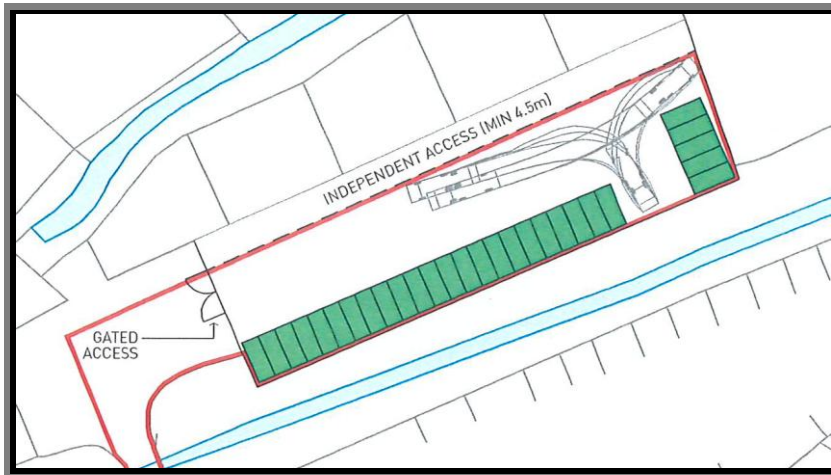
The compound is situated on Broadmeadows Industrial Estate with the access close to the Morrisons car park in the centre of the market town of Ross on Wye which has a population of approximately 10,000.

The busy market town is ideally situated at the end of the M50 which leads to the M5 & M4. Birmingham, Bristol and Cardiff and all approximately one hours' drive with London approximately 2.5 hours distant.

## DESCRIPTION

The level security compound is ideal for storage of shipping containers or general storage and extends to approximately: 55'0" x 242'4" = 13,332 sqft or 1,238.58sqm (0.3 acres)

The compound tapers slightly to the front and the above measurements have been taken at the narrowest parts. New secure fencing has been erected enclosing the compound.



**RENT** £12,500 per annum payable quarterly in advance by standing order

**SERVICES** Mains water, drainage and Electricity are **NOT** connected to the site.

**TERMS** A new lease excluded from the 1954 Landlord & Tenant Act for a term to be agreed with mutual annual breaks.

**EXCLUSIONS** No sub-letting, dismantling or scrapping of vehicles, no waste recycling, processing or transfer, no burning of or storage of any waste materials

**LEGAL COSTS** The in-going tenant is to be responsible for the Landlord's reasonable legal fees involved in the transaction.

## MISPRESENTATION ACT

These particulars are prepared with care, but are not guaranteed and do not constitute, or constitute part of, an offer or contract. Intending purchasers must satisfy themselves of these particulars' accuracy by inspection or otherwise, since neither the vendor, nor Jonathan D Preece Ltd shall be responsible for statements or representations made. The Vendor does not make or give, and neither Jonathan D Preece Ltd nor any person in their employment has any authority to make or give any representation or warranty in relation to this property.

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