



SUITE 2A, PHOCLE BUSINESS PARK, ROSS-ON-WYE, HR9 7XU

TO LET – OFFICE SUITE

£30,000 + VAT pa

EPC Rating 'TBC'

- Superb Contemporary Open Plan First Floor Offices extending to 1,938 sq ft
- Shared 'Break Out' area with balcony with views over Herefordshire countryside
- Lift Access, Heating/Cooling System; Fibre Optic Broadband, Ample Parking
- Excellent Location situated at the end of the M50 in attractive Rural Location

Chartered Surveyors and Commercial Property Agents

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Trenchard House, Edde Cross Street, Ross-On-Wye, Herefordshire, HR9 7BZ

jonathan 
preece

LOCATION

Phocle Business Park is conveniently situated at the end of the M50 motorway approximately 2 miles from Ross on Wye, approx. 14 miles to Hereford whilst being in an attractive rural location. The M50 provides a rapid link to the M5 and M4 via the A40., approximately one hours' drive to Cardiff, Bristol and Birmingham and 3 hours' drive to London.

Phocle Business Park is now well established, and occupiers include Muddy Boots Software Ltd, Safelane Global Ltd and Cargills. Demand for offices from local businesses has necessitated its recent expansion.

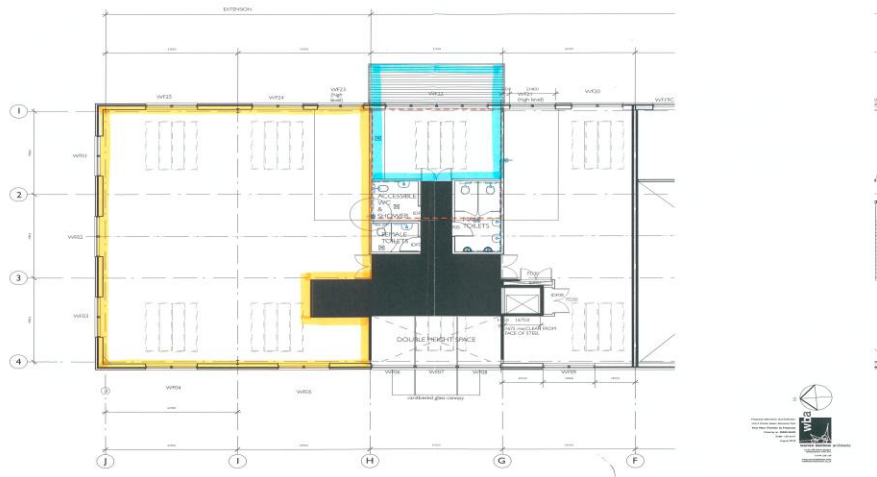
ACCOMMODATION

The contemporary offices are situated on the first floor with lift access approached via an attractive communal area and incorporates a double-height atrium

Maximum dimensions are 15.16m x 12.33m = total floor area = 186.92 sq m (1,938 sq ft) outlined in yellow on the plan below. Shared Break Out area (6m x 4m) with balcony looking out over Herefordshire countryside outlined in blue on plan below.

The accommodation benefits from:

- Heating with controllable air source heating and cooling system
- Lift access, Raised floors and Suspended Ceilings
- Fibre optic high-speed cable connection available
- Shared WC facilities including Shower
- Ample Parking adjacent to the Offices.



SERVICES Mains water and electricity are connected to the offices. Private drainage. Fibre optic high-speed cable connection available

RENT £30,000 + VAT per annum payable quarterly in advance by standing order.

TERMS A new internal lease is available for a minimum term of three years or by negotiation.

SERVICE CHARGE A service charge will be payable as a contribution towards the maintenance of the building as a whole; cleaning and maintenance costs of communal facilities and external areas.

BUILDINGS INSURANCE To be paid by the Landlord and re-charged to the tenant.

RATES To be assessed

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

VIEWINGS By prior appointment with the Sole Letting Agents, Jonathan D Preece, Surveyors & Commercial Agents 01989 768555

PARKING Ample parking available with the offices

MISREPRESENTATION ACT

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