



STORAGE UNIT, HEREFORD, HEREFORDSHIRE

TO LET – STORAGE/INDUSTRIAL UNIT

£20,000 pa + VAT

- Modern Portal Steel Framed Building - 43' x 103' – 4,500 sq ft (419 sq m)
- Parking to Front, Eaves Height 6.3m and Ridge Height 6.9m
- Potential for additional Compound by separate negotiation
- Excellent Location just 2 miles to the north of City of Hereford

Chartered Surveyors and Commercial Property Agents

jonathan 
preece

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

LOCATION

The property is situated approximately 2 miles north of Hereford with good access from the main road.

Hereford is a thriving Cathedral City situated approximately one hours' drive from Birmingham, Bristol and Cardiff with London being approximately 3 hours' drive away.

DESCRIPTION

The modern portal framed building is well insulated with good access and parking to front of unit.

ACCOMMODATION

The building measures 43' x 103' giving a total gross floor area of 419 sq m (4,500 sq ft). Eaves height 6.3m and ridge height 6.9m. The unit benefits from shared WC and Shower facilities.



There is the option to rent an external compound, subject to separate negotiation.

SERVICES Mains water and electricity are available. 3-phase electricity is connected to the unit. Shared WC and Shower facilities.

TERMS The premises are to be let on a full repairing lease, excluded from the 1954 Landlord & Tenant Act, with the tenant required to keep the premises in its current condition. The length of the lease will be by negotiation.

BUILDING INSURANCE The premium will be paid by the Landlord and re-charged to the Tenant.

RENT £20,000 + VAT per annum payable quarterly in advance.

LEGAL COSTS The in-going tenants will 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

Parking is available in front of the unit

MISREPRESENTATION 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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