



## UPPER GROUND FLOOR OFFICES, OVERROSS HOUSE, ROSS PARK, ROSS-ON-WYE, HR9 7US

**Rent £26,750 pa**

EPC Rating 'B'

- Contemporary Open Plan Office Suite - 2,190 sq ft (203.46 sq m)
- 'Break Out' Area, Private Meeting Room and Outside Seating, Parking
- Highly accessible adjacent to the A40, just 1 mile from the Town Centre
- Occupiers include Harrison Clark Solicitors & Marine Conservation Society

**Chartered Surveyors and Commercial Property Agents**

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

**jonathan**   
preece

## LOCATION

The offices are situated in Ross Park which is highly visible adjacent to the A40 leading to the M50 motorway. The centre of the market town of Ross on Wye is approximately one mile distant which has a population of approximately 10,000 and offers all the usual amenities of a market town. The nearby M50 leads to the M5 & M4. Birmingham, Bristol and Cardiff and all approximately one hours' drive with London approximately 3 hours distant.

## DESCRIPTION

The offices are situated on the Upper Ground Floor and occupiers include Harrison Clark Rickerbys Solicitors, Physio & Health Matters, Marine Conservation Society, Dizions Ltd and Chroma Therapies Ltd.

## ACCOMMODATION

The offices are accessed via a large reception area with stairs or lift leading to the upper ground floor. The offices benefit from gas central heating, shared server room, perimeter trunking, monitored CCTV, 24 hour access and parking. Currently the office suite is arranged as a reception area, 3 partitioned offices, conference room, 2 meeting rooms and open offices. A private meeting room is available, if required. Large Communal Reception Area, 'Break Out' Recreational Area. Delightful Outside Seating Area. WC's and Kitchenette

**SERVICES** Mains water, drainage, gas and electricity are connected. N.B. None of the appliances or services have been tested in the property and interested parties should satisfy themselves as to their suitability and safety.

**RENT** £26,750 plus VAT per annum payable quarterly in advance. A service charge is payable towards the maintenance of the building, parking area and gardens, cleaning of common parts and buildings insurance and is approximately £1,291.50 plus VAT per quarter.

**TERMS** A new lease is available on internal repairing terms with the tenant responsible for the interior of the offices with the length of the lease to be agreed by negotiation.

**BUSINESS RATES** Rateable Value - £18,800. Confirmation of this figure should be obtained from Herefordshire Council.

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

**VIEWINGS** Strictly by prior appointment with the Sole Letting Agents, Jonathan Preece, Surveyors & Commercial Agents 01989 768555.

**PARKING** Parking spaces are available with the offices.



Services, Fixtures, Equipment, Buildings & Land - none of these have been tested by Jonathan Preece Ltd. Any interested party will need to satisfy themselves as to the type, condition and suitability for purpose.

## MISPRESSENTATION 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 Preece Ltd shall be responsible for statements or representations made. The Vendor does not make or give, and neither Jonathan Preece Ltd nor any person in their employment has any authority to make or give any representation or warranty in relation to this property.

We would strongly advise anyone wishing to view this property to contact us first, particularly if travelling any distance, to confirm availability and to discuss any material facts relating to it which are of importance to them and we will endeavour to verify such information.

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