



## **UNITS 1 & 2, WOLF BUSINESS PARK, ALTON ROAD, ROSS-ON-WYE, HR9 5NB**

**TO LET – WAREHOUSING & OFFICES Rent £140,000 + VAT pa**

**EPC Rating 'TBC'**

- Industrial/Warehouse Units - 325 sq m (35,000 sq ft) capable of Sub-Division
- Offices and Mezzanine Storage
- Large Secure Yard extending to 10,000 sq ft and Ample Parking
- Excellent Location at the end of M50 on edge of Ross on Wye

**Chartered Surveyors and Commercial Property Agents**

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**jonathan**   
preece

## LOCATION

Wolf Business Park is situated in a very convenient on the edge of the market town of Ross on Wye located approximately 12 miles south of the City of Hereford, at the end of the M50 motorway providing rapid access to The Midlands, South Wales, South West and London via the M50/M5 and M4 motorway network.

## ACCOMMODATION

Units 1 & 2 comprise the following which is capable of sub-division: (all measurements are approximate)



**Warehousing** - 325 sq m (35,000 sq ft) with an eaves height of 4.43m

**Offices** - 745 sq m (802 sq ft) set within the warehouse

Ladies, Gents & Disabled WCs & Kitchen

**Mezzanine Storage** 146 sq m (1,571 sq ft) (With reduced head height)  
Constructed within the mezzanine storage area is an office - 14.62 sq m (157 sq ft)

**Outside** Loading Docks and Secure Yard extending to approx. 10,000 sq ft  
Ample Parking

**RENT** - £140,000 + VAT payable quarterly in advance by standing order

**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.

**TERMS** The lease will be agreed by negotiation.

**BUSINESS RATES** Rateable Value: TBC 2020/2021 Rates Payable: TBC

**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 Preece, Surveyors & Commercial Agents 01989 768555

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.

### 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 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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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements