



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

Rent £11,500-£24,000 pa

EPC Rating 'B'

- Contemporary Open Plan Office Suites - 895 sq ft & 962 sq ft or option to take both
- 'Break Out' Area, Private Meeting Room and Outside Seating, Parking
- Highly accessible adjacent to the A40, just 1 mile from the Town Centre
- Available March 2021

Chartered Surveyors and Commercial Property Agents

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

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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 Lower Ground Floor and other 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. They benefit from gas central heating, shared server room, perimeter trunking, monitored CCTV, 24 hour access and parking.

Currently the office suite is comprised as a whole of 1857sq ft. This could be available as two separate office suites of 895sq ft and 962sq ft respectively. 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 £11,500-£24,000 plus VAT per annum payable quarterly in advance. A service charge is payable quarterly towards the maintenance of the building, parking area and gardens, cleaning of common parts and buildings insurance.

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. The property is available from 1st March 2021.

RATES Rateable Value – This will need to be reassessed upon occupation.

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

PARKING Parking spaces are available with the offices.

VIEWINGS Strictly 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.

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 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.