



WEST COMPOUND, HEREFORD, HR4 7SN

TO LET – COMPOUND

Rent £17,500pa

- *Compound extending to 0.22ha (0.55 acres)
- *Level hard surfaced and bunded compound
- *Situated 2 miles north of Hereford
- *Office and facilities available

Chartered Surveyors and Commercial Property Agents

Web: www.jdpsurveyors.co.uk

Email: enquiries@jdpsurveyors.co.uk

Tel: 01989 768555

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

jonathan 
preece

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

A level hard surfaced "L shaped" compound which is surrounded by a bund with double entrance security gates. The compound extends to 0.22 hectares (0.55 acres) approx. with office and facilities available.

A nearby 0.32ha (0.8 acres) compound is also available by separate negotiation.

SERVICES

Mains water, drainage and electricity are NOT connected to the site, but may be available by negotiation.

TERMS

A new lease excluded from the 1954 Landlord & Tenant Act for a term to be agreed with mutual annual breaks.

RENT

£17,500pa payable quarterly in advance by standing order.

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



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.