



## UNIT 2 THE ENTERPRISE CENTRE, ALTON ROAD INDUSTRIAL ESTATE, ROSS-ON-WYE, HR9 5NB

**TO LET – WORKSHOP PREMISES**

**Rent £16,000pa + VAT**

EPC Rating 'D'

- Self contained workshop and office premises 2,470sq ft gross (229sqm) approx.
- Out of town locality with easy access; available June 2024
- Five adjacent parking spaces
- Additional storage and office space available

**Chartered Surveyors and Commercial Property Agents**

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6 High Street, Ross-On-Wye, Herefordshire, HR9 5HL

**jackson**   
preece

## LOCATION

The premises are situated just off Alton Road in a mixed commercial/residential location with easy access to the town centre and also to the by-pass on the edge of Ross on Wye which has a population of approximately 10,000. The busy town is ideally situated at the end of the M50 which leads to the M5 & M4. Birmingham, Bristol and Cardiff and all approximately one hours' drive with London approximately 3 hours distant.

## DESCRIPTION

Self contained workshop and office premises with a gross floor area of 2,470sqft within which there are attractive offices extending to approx. 274 sq ft.

Kitchenette. Ladies/disabled & gents wcs. Mezzanine storage 495 sq ft (46 sq m).

Unit accessed via the reception office, personal door to side and a roller door (3m wide x 2.9m high)

5 allocated parking spaces adjacent.

## SERVICES

Mains water, drainage and three phase electricity are connected (all sub-metered).

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

£16,000 per annum + VAT payable quarterly in advance. An initial three year term with a rent review at the end of the third year on an upward only basis.

## TERMS

The premises are offered on a flexible lease basis from three years onward.

## RATES

Rateable Value £15,500.

## LEGAL COSTS

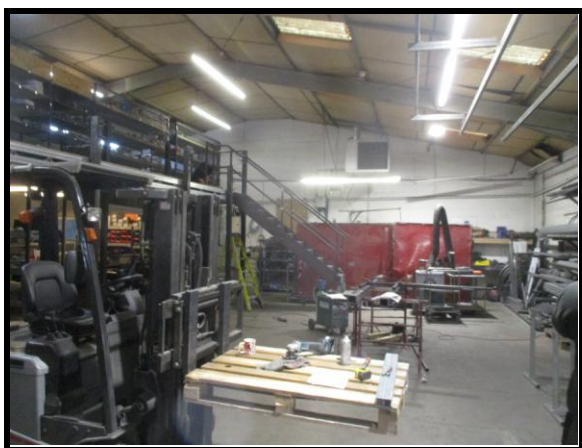
The tenant is to contribute £950 + VAT towards the landlord's legal fees arising.

## VIEWINGS

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

## PARKING

5 allocated parking spaces.



Services, Fixtures, Equipment, Buildings & Land - none of these have been tested by Jackson 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 Jackson Preece Ltd shall be responsible for statements or representations made. The Vendor does not make or give, and neither Jackson 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.