



**UNIT 4C THE ENTERPRISE CENTRE,
ALTON ROAD INDUSTRIAL ESTATE, ROSS-ON-WYE, HR9 5NB**

TO LET – FIRST FLOOR STORAGE

Rent £3,000pa + VAT

EPC Rating 'TBC'

- First floor storage – 443 sq ft (41 sq m)
- Out of town location with easy access; available June 2024
- Adjacent parking space
- Additional 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

Storage on first floor extending to 443 sq ft (41 sq m) with a small office within the area.

SERVICES

Electricity via a sub-meter

RENT

£3,000 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 tenant is to contribute £475 + VAT towards the landlord's legal fees arising.

RATES

TBC.

LEGAL COSTS

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

VIEWINGS

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

PARKING

Adjacent parking space.



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.

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 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.