



**NETHERTON ROAD, OVERROSS INDUSTRIAL ESTATE,  
ROSS-ON-WYE, HR9 7QQ**

**TO LET – COMMERCIAL/INDUSTRIAL UNIT**

**Rent £21,500pa**

**EPC Rating 'TBC'**

- 2,312sqft (214.83sqm)
- Excellent location adjacent Overross roundabout on A40
- Suitable for a variety of uses
- Adajcent yard/parking

**Chartered Surveyors and Commercial Property Agents**

**Web:** [www.jdpsurveyors.co.uk](http://www.jdpsurveyors.co.uk)

**Email:** [enquiries@jdpsurveyors.co.uk](mailto:enquiries@jdpsurveyors.co.uk)

**Tel:** 01989 768555

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

**jackson**   
preece

## LOCATION

The property is located at the Ross Auction Centre off Netherton Road, approximately 0.5 mile to the north of Ross on Wye Town Centre. Netherton Road leads directly to the Overross roundabout on the A40.

The busy market 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

An attached commercial/industrial unit of steel frame construction with a mixture of brickwork and insulated profiled cladding to the elevations under a pitched, profiled and insulated roof.

Vehicular access is via a sliding loading door.

The property has a height to eaves of approximately 6.5m.

The property has a floor area of approximately 2,312sqft (214.83sqm) measured on a Gross Internal Area (GIA) basis.

Externally the unit benefits from parking, yard and vehicle circulation area.

## SERVICES

Electricity is installed. WC's available nearby within the adjacent Auction Centre.

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

£21,500 per annum exclusive, payable quarterly in advance.

## TERMS

The property is available by way of a new Full Repairing and Insuring Lease on terms to be agreed.

## RATES

The property currently forms part of a larger rating assessment and accordingly will have to be re-assessed for business rates purposes upon occupation.

## LEGAL COSTS

Each party to be responsible for their own legal fees involved in the letting.

## VIEWINGS

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



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.