



## **UNIT 1, WOLF BUSINESS PARK, ALTON ROAD, ROSS ON WYE, HR9 5NB**

**TO LET – SHORT TERM STORAGE/WAREHOUSE      From £2.75 PSF PA**

- Storage/warehousing from 13,440 sq ft (1,248.55 sq m) to 28,875 sq ft (2,681.60 sq m) capable of sub-division
- Short/flexible terms available
- Substantial surfaced secure yard and parking
- Excellent location close to M50 on the edge of Ross on Wye

**Chartered Surveyors and Commercial Property Agents**

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**jackson**   
preece

## LOCATION

Wolf Business Park is conveniently situated on the edge of the market town of Ross on Wye located approximately 12 miles south of the City of Hereford, at the end of the M50 motorway providing rapid access to The Midlands, South Wales, South West and London via the M50/M5 and M4 motorway network.

## DESCRIPTION

An open plan warehouse/storage building. The main features comprise:

- Portal steel frame construction
- 4.4m eaves height
- Ground level and Dock loading access
- Roller shutter loading doors
- Office, WC and kitchen facilities
- Large surfaced fenced and gated yard
- Ample parking

## ACCOMMODATION

Warehousing available from 13,440 sq ft (1,248.55 sq m) to 28,875 sq ft (2,681.60 sq m) measured on a Gross Internal Area (GIA) basis.

## SERVICES

Mains water, drainage, gas and electricity are connected.

**NOTE: None of the services have been tested by Jackson Preece Ltd.**

## RENT

From £2.75 PSF per annum exclusive.

## TERMS

The unit/s are available by a way of a new Full Repairing and Insuring lease/s. To include a mutual break option upon giving 3 month's notice at any time. Further details available from the marketing agents.

## RATES

The whole property is described as Warehouse and Premises with a rateable value of £38,750 (1 April 2023 to Present)

## LEGAL COSTS

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

## VIEWINGS

By prior appointment with the Sole Letting Agents, Jackson Preece Ltd, 01989 548538

