



**UNIT 3, WOLF BUSINESS PARK, ALTON ROAD,
ROSS ON WYE HR9 5NB**

TO LET- OFFICES

From £20,700 + VAT pa

EPC Rating 'C'

- Modern Office Building on Two Floors - 6,355 sq ft (598 sq m) capable of sub-division
- High Speed Broadband, Cat 5 Lighting, Perimeter Trunking, Vertical Blinds, Gas CH
- Ample Parking with good access on edge of Town Centre location
- Excellent Location at end of M50 providing good access to M5/A40/M4

Chartered Surveyors and Commercial Property Agents

jonathan 
preece

LOCATION

Wolf Business Park is situated on the edge of the market town of Ross on at the end of the M50 which provides excellent access to the M5 and M4 beyond with Bristol, Birmingham and Cardiff all within approximately 1 hours' drive.

ACCOMMODATION

The accommodation is available as a whole or floor by floor. (All measurements are approximate and should be checked on site)

Ground Floor: 2,722 sq ft (261 sq m)

First Floor: 2,633 sq ft (337 sq m)

Total Floor Area: 6,355 sq ft (598 sq m)



The offices benefit from double glazing, category 5 lighting, perimeter trunking, vertical blinds, gas fired central heating and extensive parking. High-Speed Fibre Broadband is also available.

SERVICES Mains gas, water, electricity and drainage are connected.

N.B. None of the appliances or services have been tested and interested parties should satisfy themselves as to their suitability and safety.

RENT - The rent is payable quarterly in advance by standing order

Ground Floor - £20,700 + VAT

First Floor - £27,540 + VAT

Total Floor Area = £48,240 + VAT

LEASE A new full repairing and insuring lease with the term to be by negotiation.

SERVICE CHARGE The maintenance of the estate and buildings insurance will be re-charged via a service charge based on floor area occupied.

RATEABLE VALUE To be re-assessed.

VIEWING Strictly by prior appointment with the Sole Letting Agents, Jonathan D Preece, Surveyors & Commercial Agents 01989 768555

IMPORTANT NOTICES

Services, Fixtures, Equipment, Buildings & Land – none of these have been tested by Jonathan Preece Surveyors. Any interested party will need to satisfy themselves as to 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 Jonathan Preece Surveyors, shall be responsible for statements or representations made. The Vendor does not make or give, and neither Jonathan Preece Surveyors 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.

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