



**UNIT 5A, STONEY HILL INDUSTRIAL ESTATE, WHITCHURCH,
NR ROSS ON WYE, HR9 6BX**

TO LET – INDUSTRIAL UNIT

£33,100pa + VAT

EPC Rating 'D'

- Modern industrial unit with offices - 5,091 sq ft (473 sq m) approx
- Storage area to rear accessed via roller shutter doors
- Parking and loading area to front; further parking area
- Close to A40 between Ross and Monmouth

Chartered Surveyors and Commercial Property Agents

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jackson 
preece

LOCATION

The unit is situated on the well-established Stoney Hill Industrial Estate just outside the village of Whitchurch which is situated mid-way between the market towns of Ross on Wye and Monmouth.

The unit is just off the A40 which leads to the M50/M5 & M4 and South Wales. Birmingham, Bristol and Cardiff and all approximately one hours' drive with London approximately 3 hours' distant.

DESCRIPTION

The unit was built in 2007 of modern portal frame and is well insulated. It includes external space to the rear of the unit. There are a further 6 parking spaces located separately on the estate.

ACCOMMODATION

The accommodation is L shaped with max dimensions of 27.7m x 24.0 m = 473sqm (5,091sqft) - (gross total floor area)

The unit comprises:

Minimum ridge height of 5.5m to front section.

Minimum ridge height of 7.2m to rear section.

In the rear of the building is an overhead gantry which has a working load of 5 tonnes.

There are two offices to the front elevation with adjoining WC and a Disabled W.C

The accommodation benefits from electric radiant heating.

SERVICES

Mains water, drainage and electricity are connected. There are solar panels situated on the roof with the tenant benefitting from the electricity generated.

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

£33,100pa + VAT payable quarterly in advance by standing order.

TERMS

The term of the lease will be by negotiation on full repairing and insuring terms.

BUILDINGS INSURANCE

The premium will be paid by the Landlord and re-charged to the Tenant.

RATES

Rateable value £30,750.

LEGAL COSTS

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

VIEWINGS

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

PARKING

Parking is available to the front of the unit.

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.