



## STORAGE BUILDING, PORCH FARM, WESTON UNDER PENYARD, ROSS ON WYE HR9 7PG

### TO LET – WAREHOUSE UNIT

Rent £18,000pa + vat

EPC Rating 'TBC'

- Commercial unit with good quality offices
- 3,250sq ft including 295sq ft office section
- Good vehicular access and circulation space
- Rural location approx. 2.5 miles east of Ross on Wye

Chartered Surveyors and Commercial Property Agents

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**jackson**   
preece

## LOCATION

Porch Farm is situated in the village of Weston under Penyard which lies approximately 2.5 miles east of Ross on Wye and the M50, providing excellent access to Birmingham, Bristol and Cardiff via the M50/M5 and A40/M4.

## DESCRIPTION

The property comprises part of a portal frame building with walls clad in profile metal sheeting and having a 4.5m wide roller shutter door. The office section includes perimeter trunking, electric heating, kitchenette and a wc.

## ACCOMMODATION

Warehouse – Approximately 2,955sq ft

Office/amenity – Approximately 295sq ft

## SERVICES

The property benefits from 3 phase electricity, mains water and drainage.

## RENT

£18,000 per annum plus VAT payable quarterly in advance by BACS.

## TERMS

A new lease excluded from the Landlord and Tenant Act 1954 with the length of the lease to be agreed by negotiation.

## BUILDING INSURANCE

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

## LEGAL COSTS

Each party will be responsible for their own legal costs in this matter.

## VIEWINGS

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

## PARKING

2 parking spaces.



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.