



## COMPOUND A7, BROADMEADOWS INDUSTRIAL ESTATE, ROSS ON WYE, HR9 7AQ

**TO LET – MANUFACTURING, DISTRIBUTION & STORAGE FACILITY**

**Rent £12,500 pa**

- \* Secure Compound extends to 0.5 acres (0.2 ha) approximately
- \* Situated close to the centre of the Market town of Ross on Wye
- \* Range of storage buildings
- \* The compound is level with good double gated access surrounded by block walling

**Chartered Surveyors and Commercial Property Agents**

**jonathan**   
preece

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Trenchard House, Edde Cross Street, Ross-On-Wye, Herefordshire, HR9 7BZ

## **LOCATION**

The compound is situated on Broadmeadows Industrial Estate which is on the edge of the centre of Ross on Wye which has a population of approximately 10,000.

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 2.5 hours distant.

## **DESCRIPTION**

The compound is suitable for manufacturing, distribution and storage. The site is level, good double gated access and all surrounded by concrete block walling. There are a range of outbuildings.

The whole site extends to approximately 0.5 acres (0.2 ha).

## **SERVICES**

The compound benefits from a three phase electric supply and has its own meter.

Water consumption is charged on a percentage basis every 6 months for the amount used on site.

There are no WC facilities on site so the hiring of a portable WC will be necessary.

## **TERMS**

The compound is available on a 3 year lease with a mutual break at the end of 12 months on the giving of six months' notice in writing.

No sub-letting, dismantling of vehicles, burning of or storage of any waste materials will be allowed on site.

The lease will be excluded from the 1954 Landlord & Tenant Act.

**RENT** £12,500 per annum payable quarterly in advance by standing order.

## **RATES**

Rateable value £ To be assessed

## **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, Jonathan D Preece, Surveyors & Commercial Agents 01989 768555

## **IMPORTANT NOTICES**

Services, Fixtures, Equipment, Buildings & Land - none of these have been tested by Jonathan D 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

Jonathan D Preece Ltd shall be responsible for statements or representations made. The Vendor does not make or give, and neither

Jonathan D 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 compound 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.