



UNIT A PLATFORM 88, ASHBURTON INDUSTRIAL ESTATE, ROSS ON WYE, HR9 7BW

TO LET – LIGHT INDUSTRIAL/WAREHOUSE UNIT

Rent £22,500pa

EPC Rating 'C'

- Modern steel portal framed light industrial unit available March 2024
- Approx 2,890sqft with 3 roller shutter doors
- Reception, warehouse, ample parking
- Nearby occupiers include Screwfix, City Plumbing and Toolstation

Chartered Surveyors and Commercial Property Agents

Web: www.jdpsurveyors.co.uk

Email: enquiries@jdpsurveyors.co.uk

Tel: 01989 768555

6 High Street, Ross-On-Wye, Herefordshire, HR9 5HL

jackson 
preece

LOCATION

Situated in a prominent position on one of the main Industrial estates within Ross on Wye which is strategically located at the end of the M50 offering excellent access to Birmingham, Bristol and Cardiff all approximately one hours' drive with London approximately 3 hours distant.

The premises fronts the main road through the Industrial Estate with nearby occupiers including Screwfix, City Plumbing and Toolstation.

DESCRIPTION

A modern light industrial unit constructed of steel portal frame with brick and profile steel cladding under a profile steel roof. The premises are accessed via 3 full height roller shutter doors. The eaves height of the unit is approximately 5.5m.

ACCOMMODATION

The premises comprise a reception, kitchenette, wc and workshop/warehouse.

Ground floor - 19.8m x 13.5m - 267.3sqm (2,877sqft)

SERVICES

Mains water, electricity gas and drainage are connected.

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

£22,500 per annum payable quarterly in advance.

TERMS

A new full repairing and insuring lease with the term to be agreed by negotiation. There is an annual provisional estate service charge of £600 per annum which is payable quarterly in advance. The premises will be available to occupy from March 2024.

RATES

Rateable value £20,000.

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 to front of the property.

IMPORTANT NOTICES

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.