



SECURITY COMPOUND A3, BROADMEADOWS INDUSTRIAL ESTATE, STATION APPROACH, ROSS ON WYE, HR9 7AQ

£9,000 per annum

- * Compound extending to approximately 2,150 sqm (0.53 acres)
- * Securely Fenced with lockable main gates and security lighting
- * Situated on Broadmeadows Industrial Estate close to the town centre
- * Good level hard surface, electricity supply

Chartered Surveyors and Commercial Property Agents

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preece

LOCATION

The compound is situated on Broadmeadows Industrial Estate with the access close to the Morrison's car park in the centre of the market town 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 3 hours distant.

DESCRIPTION

The level hard surfaced secure compound is ideal for storage and extends to approximately: 2,150 sqm (0.53 acres).

The compound is enclosed by chain-link fencing with double, lockable gates and security lighting.



RENT

£9,000 per annum payable quarterly in advance.

EXCLUSIONS

No sub-letting, dismantling or scrapping of vehicles, no waste recycling, processing or transfer, no burning of or storage of any waste materials, and no hire of shipping containers or similar rental. No car valeting or washing of third party vehicles will be allowed on site.

SERVICES

Electricity is connected to the compound and the supply is the landlord's via a sub-meter. Mains water is available nearby. There is no mains drainage and a portable wc would have to be installed at the tenant's expense.

TERMS

A new lease, excluded from the 1954 Landlord & Tenant Act, for a term to be agreed with mutual annual breaks. The Tenant will be expected to maintain the compound in the same or better condition than it was on the date of occupation.

RATES

The rateable value is £6,600.

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 Preece, Surveyors & Commercial Agents 01989 768555

Services, Fixtures, Equipment, Buildings & Land - none of these have been tested by Jonathan 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 Preece Ltd shall be responsible for statements or representations made. The Vendor does not make or give, and neither Jonathan 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.