

TO LET

INDUSTRIAL/WORKSHOP UNIT WITH OFFICES

2,235 SQ FT (207.65 SQ M)

**Jackson
Preece**
Surveyors & Property Agents



Old Gloucester Road, Ross on Wye, HR9 5JG

Open Plan Workshop | Suitable for a Variety of Uses (STP) | Generous Off Road Parking



LOCATION

The popular market town of Ross On Wye is situated at the end of the M50 in Herefordshire which leads to the M5 and M4. Birmingham, Bristol and Cardiff are all approximately one hours' drive with London approximately 2.5 hours distant.

The property is located on Old Gloucester Road which is a mixture of commercial and residential properties and only a few metres walk to the town centre.

DESCRIPTION

The property comprises a detached industrial/workshop unit.

The main features include:

- Predominantly open plan workshop with store rooms
- Office accommodation
- Kitchen
- x2 WC facilities
- Roller shutter loading door
- Car parking to the front and rear
- Suitable for a variety of commercial uses (STP)

The property has a floor area of approximately 2,235 sq ft (207.65 sq m) measured on a Gross Internal Area (GIA) basis.



KEY INFORMATION

SERVICES

Mains water, drainage and electricity are connected to the property.

NOTE : None of the services have been tested by Jackson Preece Surveyors.

ENERGY PERFORMANCE CERTIFICATE (EPC)

The property has an EPC rating of E-119.

RATING

The 2026 Rating list shows the property is described as 'Vehicle Repair Workshop and Premises' and has a rateable value of £12,750.

QUOTING TERMS

The property is available by way of a new Full Repairing and Insuring lease for a negotiable term of years.

QUOTING RENTAL

£17,500 per annum exclusive.

LEGAL COSTS

Each party will be responsible for their own legal fees involved in the transaction.

VAT

VAT is not applicable to the rental.



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**ALL VIEWINGS BY PRIOR APPOINTMENT
WITH JACKSON PREECE SURVEYORS**

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