



HILL COURT, WALFORD, ROSS-ON-WYE, HR9 5QN

TO LET – PREMIUM OFFICE SPACE

Rent on application

EPC Rating 'B/C'

- High quality offices in stunning rural location
- 3,900 to 7,800sq ft available as a whole or on a floor by floor basis
- Shared reception, canteen, access to gardens
- Secure entry system, private driveway, ample car parking

Chartered Surveyors and Commercial Property Agents

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

jackson 
preece

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LOCATION

The offices are situated approximately two miles to the south west of the market town of Ross on Wye. The busy 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. Hereford is approximately 19 miles, Gloucester 20 miles and the M5 approximately 24 miles via the A40.

Hill Court is owned and occupied by Rehau as their UK headquarters, having acquired the estate in the early 1990's and who extended and converted it to premium office use. The property is set in beautiful open countryside.

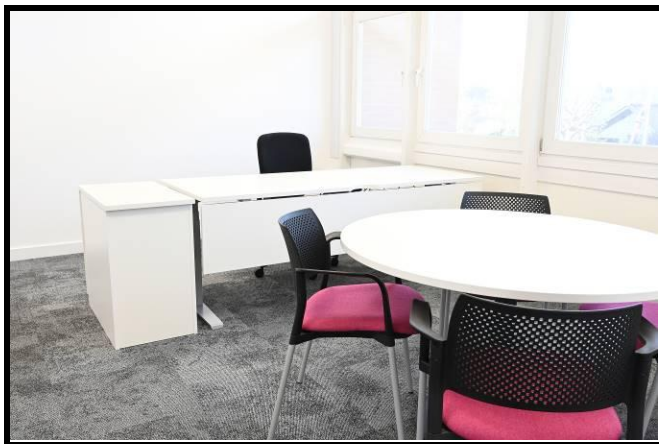


DESCRIPTION

Access to Hill Court is via a secure entry system leading to a private driveway through the grounds to a serviced reception. Building 6 is currently available and comprises 2 storey offices being a mixture of open plan and smaller offices, each floor extending to 3,900sq ft.

In terms of specification and facilities the offices benefit from:

- * Suspended ceilings
- * Free standing/desk mounted lighting with option for ceiling inset lighting
- * Perimeter trunking
- * Carpet tiles
- * Underfloor heating
- * Suspended floors
- * Access control
- * Kitchen and wc facilities on each floor
- * Stairs and lift access

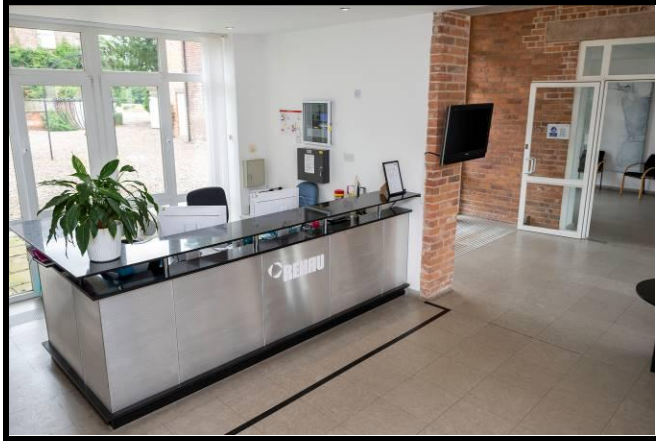


In addition the following shared facilities are also provided:

- * Reception
- * Café/canteen area
- * Access to gardens/running route
- * Water dispensers
- * Site maintenance team

Meeting rooms are also available to be used by way of a booking system at an additional charge.

45 Car parking spaces are available in the staff car parking and the visitor parking can be shared (subject to tenant use). Additional spaces may be available by way of separate negotiation.



SERVICES

Electricity will be sub metered.

TERMS

Offices are available as a whole or on a floor by floor basis on a new full repairing and insuring lease (by way of a service charge to cover the maintenance of the external and common areas) on terms to be agreed.

RENTAL

Upon application.

RATES

The property currently has a single assessment. Therefore, Building 6 will need to be separately assessed.

VAT

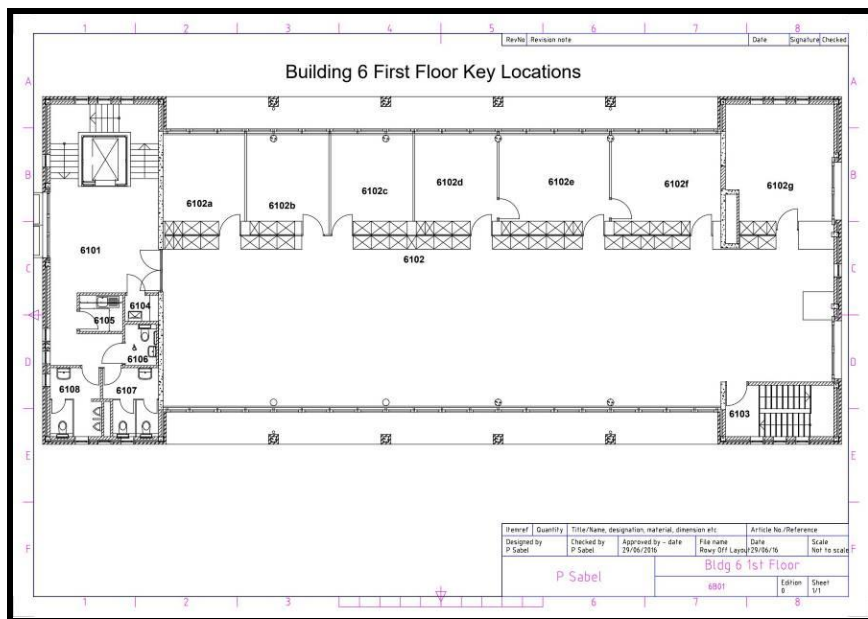
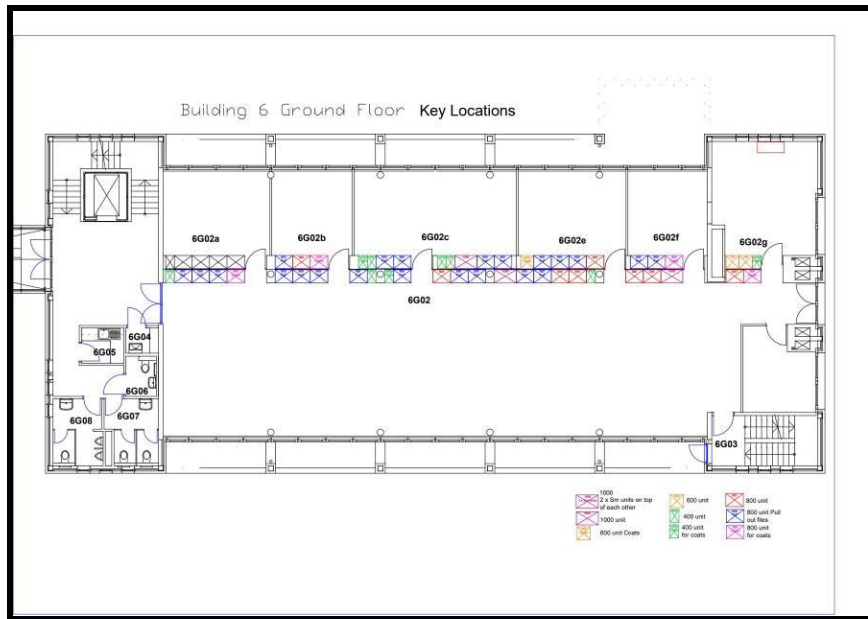
Prices are exclusive of VAT which may be chargeable.

LEGAL COSTS

Each party to bear their own costs.

VIEWINGS

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



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.