



**THE CATTLE SHED,
CANON PYON ROAD, HEREFORD,**

TO LET – WORKSHOP/STORAGE UNIT

Rent £20,000pa

- Excellent location to north of city
- Detached unit with yard/parking
- Access via 3 roller shutter loading doors
- Available now

Chartered Surveyors and Commercial Property Agents

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

jackson 
preece

LOCATION

The property is situated off the A4110 Canon Pyon Road, approximately 1 mile from the junction with the A4103 to the north of Hereford city centre.

DESCRIPTION

A detached industrial/storage unit of steel frame construction with a mixture of blockwork and profiled cladding to the elevations under a pitched and profiled roof.

Vehicular access is via 3 roller shutter loading doors.

The property has a height to eaves of approximately 3.5m.

The property has a floor area of approximately 3,168sqft (294.24sqm) measured on a Gross Internal Area (GIA) basis.

Externally the unit benefits from parking, yard and vehicle circulation area. A 40ft cuboid container is also available if required.

SERVICES

3 phase electricity is installed. LED lighting installed throughout. WC's available by way of a communal welfare block.

RENT

£20,000 per annum exclusive, payable quarterly in advance.

TERMS

The property is available by way of a new Full Repairing and Insuring Lease.

LEGAL COSTS

Each party to be responsible for their own legal fees involved in the letting.

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.