



**SECOND FLOOR UNIT, MILL POND LANE,  
ROSS-ON-WYE, HR9 7AP**

**TO LET – WORKSPACE/OFFICE**

**Rent £12,000 pa**

**EPC Rating 'C'**

- Modern open plan workspace on second floor 2,389sqft (222.22sqm)
- Highly prominent building in visible location on a principle route into town centre
- Adjacent to extensive public car park and opposite Morrisons
- Previously used by a workwear company

**Chartered Surveyors and Commercial Property Agents**

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**jackson**   
preece

## LOCATION

The premises are situated on the edge of the town centre of the market town of Ross on Wye which lies at the end of the M50 with Birmingham, Bristol and Cardiff being approximately one hours' drive with London approximately 3 hours distant.

The premises enjoy an excellent location being highly visible just off a main route to the town centre and situated opposite Morrisons and a public car park.

## ACCOMMODATION

The space is situated on the second floor accessed via a common staircase. It includes open plan space on two levels, perimeter offices, staff kitchen and toilet. There is also high level roller shutter access.

Second floor 2389sqft (222.22sqm).

## SERVICES

Mains water, drainage and electricity 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

£12,000 per annum paid quarterly in advance.

## TERMS

The lease is to be excluded from the 1954 Landlord and Tenant Act.

The length of the lease is to be agreed by negotiation.

The tenant will be responsible for maintaining the internal condition of the property in its present condition.

## RATES

Rateable Value £5,700. Small Business Rate Relief may be applicable to this unit. All interested parties should verify they are eligible with Herefordshire Council.

## LEGAL COSTS

The in-going tenant is to be responsible for the Landlord's reasonable legal fees involved in the transaction.

## BUILDINGS INSURANCE

This will be paid by the Landlord and re-charged to the tenant.

## 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.

## 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 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.

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