



TO LET – HIGH QUALITY OFFICE SUITE
OVERROSS HOUSE, ROSS PARK, ROSS ON WYE. HR9 7US

£19,500 pa

EPC Rating 'TBC'

Upper ground floor office suite, 1562 sq ft (145.11 sq m)

Excellent Location - Adjacent to the M50/A449

End of Trip Facilities

Car Parking

Chartered Surveyors and Commercial Property Agents

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

jackson 
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LOCATION

Approximately one mile to the north of the popular market town of Ross on Wye, the property occupies an excellent location adjacent the A449 Dual Carriageway. The A449 links to South Wales via the A40 and to Birmingham and the Midlands via the M50 and M5.

DESCRIPTION

Overross House is a modern, high-quality, purpose-built office building of facing brickwork to the elevations under an insulated pitched and profiled roof.

The property is arranged as a multi-let office building and is home to a variety of tenants. The main features include :

- Well appointed and spacious reception areas
- WCs and shower facilities.
- Kitchen and staff break out areas
- Secure gated access
- Car Parking

The available suite is currently divided to form a number of individual offices, with a larger open plan area and reception, however could be opened out to create a more open plan format to suit occupier requirements.

SERVICES

Mains water, drainage gas and electricity are connected.

Heating is via a gas fired and wet radiator system.

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

£19,500 per annum

RATES

The property is currently assessed as a Physiotherapy Centre and Premises with a rateable value of £15,500 (1st April 2023).

LEGAL COSTS

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

VIEWINGS

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



MISREPRESENTATION ACT

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