



UNIT 1C, WHITESTONE BUSINESS PARK, WHITESTONE, HEREFORD, HR1 3SE

TO LET – INDUSTRIAL/STORAGE

£20,000 PA

EPC Rating 'D'

- Excellent location off the A4103 Hereford to Worcester Road
- Ample parking/vehicular circulation
- Office suite located to rear
- Roller shutter loading access

Chartered Surveyors and Commercial Property Agents

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Tel: 01989 768555

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

jackson 
preece

LOCATION

The industrial unit is located on the popular Whitestone Business Park which is located just off the A4103 Hereford to Worcester Road giving easy access to cathedral city of Hereford (3 miles) and 11 miles from Ledbury which provides easy access to the motorway via M50.

DESCRIPTION

A self contained industrial unit of portal steel frame construction with brick and block to the elevations under a pitched, profiled and insulated roof. The unit includes office space with WC and kitchen facilities to the rear.

The main features comprise:

- Roller shutter vehicular access
- Concrete floor with drainage
- Ample parking and vehicle circulation
- WiFi connectivity
- WC and kitchen facilities

ACCOMMODATION

The floor areas measured on a Gross Internal (GIA) basis are as follows:

Industrial/Storage: 3,791 sq ft (359.32 sq m)

Offices: 857.99 sq ft (79.71 sq m)

Total: 3,656 sq ft (339.03 sq m)

SERVICES

Mains water, drainage and 3 phase electricity are connected to the property.

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

RENT

£20,000 per annum plus VAT

SERVICE CHARGE

The service charge cost is 5% of the annual rent.

TERMS

The property is available by way of a new Full Repairing and Insuring Lease for a negotiable term of years. A minimum term of 3 years is required. The letting will be outside the Security of Tenure provisions of the Landlord and Tenant Act 1954 Part II.

RATES

The unit was previously let as a combined unit with 1A and 1B with a rateable value applying to all 3 units combined. A reassessment as a standalone unit will be required.

VAT

VAT is chargeable on the rent and service charge

VIEWINGS

By appointment with joint agents:

Jackson Preece LTD, 6 High Street, Ross-on-Wye, HR9 5HL - 01989 548538 - Jasmine Chamberlayne

Sunderlands, Offa House, St Peters Square, Hereford, HR1 2PG - 01432 356161 - James Dillon