



## GROUND FLOOR OFFICE SUITE, UNIT 5, WHITESTONE BUSINESS PARK, WHITESTONE, HEREFORD, HR1 3SE

**TO LET – HIGH QUALITY OFFICE**

**RENT £650 PCM**

- Ground Floor Office Suite, 779 sq ft (72.40 sqm)
- Excellent location off the A4103 Hereford to Worcester Road
- Ample parking
- Flexible terms with basic utilities included

**Chartered Surveyors and Commercial Property Agents**

Web: [www.jdpsurveyors.co.uk](http://www.jdpsurveyors.co.uk)

Email: [enquiries@jdpsurveyors.co.uk](mailto:enquiries@jdpsurveyors.co.uk)

Tel: 01989 768555

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

**jackson**   
preece

## LOCATION

The ground floor office suite located in Unit 5 is located on the popular Whitestone Business Park which is located 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 the M50.

## DESCRIPTION

The premises of an open plan ground floor office suite. The property is arranged over two floors with the first floor being occupied. The main features include:

- Open plan office area with a separate office space
- Shared meeting room
- Communal kitchenette and WC facilities
- Car parking

## ACCOMMODATION

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

Open Plan Office Suite	593 sq ft	55.12 sqm
Self Contained Office	186 sq ft	17.28 sqm
<b>Total</b>	<b>779 sq ft</b>	<b>72.40 sqm</b>

## SERVICES

Mains electricity, water and drainage are connected. Heating is provided by night storage heaters.

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

£650 pcm including basic utilities

## VAT

VAT is chargeable on the rent

## SERVICE CHARGE

A service charge is payable in addition to the rent at a rate of £500 per annum (this varies annually).

## TERMS

The ground floor office suite is available on an Internal Repairing and Insuring lease for a term to be agreed. The landlord is open to both long and short term agreements.

## RATES

Included in the rent payable.

## LEGAL COSTS

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

## 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



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements