



**GORSLEY BUSINESS PARK, COTHARS PITCH, GORSLEY,  
ROSS ON WYE, HR9 7SE**

**TO LET – NEW BUILD STORAGE/WAREHOUSE**

**RENT POA**

**EPC Rating 'TBC'**

- 5,100 Sq Ft (473.79 Sq m) to 15,400 Sq Ft (1430.67 Sq m)
- 7.5m Eaves
- Concrete Loading Apron
- Roller Shutter Loading Doors
- Translucent roof lights
- Vehicle Parking
- Excellent Location Directly Adjacent J3 M50

**Chartered Surveyors and Commercial Property Agents**

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## LOCATION

Gorsley Business Park occupies an excellent strategic location directly adjacent to Junction 3 of the M50 Motorway at Gorsley near Ross on Wye in Herefordshire.

Junction 3 gives access to both the Eastbound and Westbound carriageways with Tewkesbury and the M5 Motorway to the East and Ross on Wye, Monmouth and the M4 Motorway to the West.

## DESCRIPTION

A brand new warehouse/storage building (to be constructed). The main features comprise:

- Portal steel frame construction
- A mixture of fairfaced precast concrete panels and insulated profiled cladding to the elevations under a pitched and profiled roof
- 7.5m eaves
- Concrete loading apron
- Roller shutter loading doors
- Translucent roof lights
- Vehicle parking

Completion planned for Q3 2024.

## FLOOR AREAS

The property has a total floor area of approximately 15,400 Sq ft (1430.67 Sq m) measured on Gross External Area basis (GEA).

## SERVICES

Mains 3-phase electricity. WCs are provided via a communal welfare block.

**NOTE : None of the services have been tested by Kurt Wyman Surveyors.**

## ENERGY PERFORMANCE CERTIFICATE (EPC)

TBC

## RENT

Further details available from the marketing agents.

## TERMS

The unit is available by way of new Full Repairing and Insuring lease for a negotiable term of years.

Alternative consideration may be given to dividing the building to form units from approximately 5,100 Sq ft. (473.79 Sq m)

## RATES

Business rates to be assessed on occupation.

## LEGAL COSTS

Each party will be responsible for their own legal fees involved in the transaction.

## VIEWINGS

All viewings by prior appointment with Jackson Preece Ltd 01989 768555

