

# FOR SALE

(DUE TO BUSINESS RELOCATION)

## MODERN INDUSTRIAL/WAREHOUSE

19,920 SQ FT (1,850.58 SQ M)

**jackson**   
preece



**CAMPWOOD ROAD, ROTHERWAS INDUSTRIAL ESTATE, HEREFORD, HR2 6JD**

**2 Buildings | Excellent Location | Self Contained Site**



## LOCATION

Campwood Road is located off Fir Tree Road, to the northern side of Straight Mile, the main arterial road through Rotherwas Industrial Estate, in Hereford.

Rotherwas Industrial Estate is the premier industrial/commercial location in the area. The estate is well established and has seen significant growth and development over recent years. Rotherwas benefits from excellent road links to both Hereford City Centre, approximately 2 miles and the wider roads network.

## DESCRIPTION

Two modern Industrial/warehouse units on a self-contained site. The properties broadly comprise:-

### Main Facility

- Portal steel frame construction with a mixture of profiled insulated cladding and brickwork to the elevations under a pitched, profiled and insulated roof.
- Two storey works offices.
- 3 Nr Insulated up & over loading doors.
- Height to eaves of approximately 5m
- WC's & Kitchen
- The property has a floor area of approximately 17,100 sq ft (1,588.60 sq m)

## Ancillary Building

- Portal steel frame construction with profiled, insulated cladding to the elevations under a pitched, profiled and insulated roof.
- Insulated up and over loading door.
- Height to eaves of approximately 3m.
- The property has a floor area of approximately 2,820 sq ft (262 sq m) measured on a Gross Internal Area basis.

Externally, the property has a gated access directly off Fir Tree Lane and is fenced to the boundaries. The site benefits from fully surfaced vehicle circulation/loading areas, ample car parking and landscaping.





## KEY INFORMATION

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### SERVICES

Mains electric , water and drainage are connected to the property.

**NOTE : None of the services have been tested by Jackson Preece Surveyors**

### RATING

The 2023 Rating list shows the property is described 'Workshop and Premises' with a rateable value of £63,500.

### QUOTING PRICE

Offers based on £1.6 million for the freehold with vacant possession on completion.

### VAT

All figures are quoted exclusive of VAT.

### LEGAL COSTS

The parties will be responsible for their own legal fees involved in the transaction.

### EPC

The property has a EPC rating of D91



**ALL VIEWINGS WITH PRIOR APPOINTMENT:**

**JACKSON PREECE SURVEYORS**

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