



**UNIT 4, WOLF BUSINESS PARK, ALTON ROAD,  
ROSS ON WYE, HR9 5ND**

**TO LET – LICENSED OFFICES**

**From £60 + VAT incl per week**

**EPC Rating 'D'**

- Suites of Fully Furnished First Floor Offices from 127 sq ft to 585 sq ft
- Available Immediately on all-inclusive License Fee inc water, heat, lighting
- Short/long term License Period Available (minimum 3 Months)
- Prominent Roadside Location with extensive Car Parking to Rear

**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

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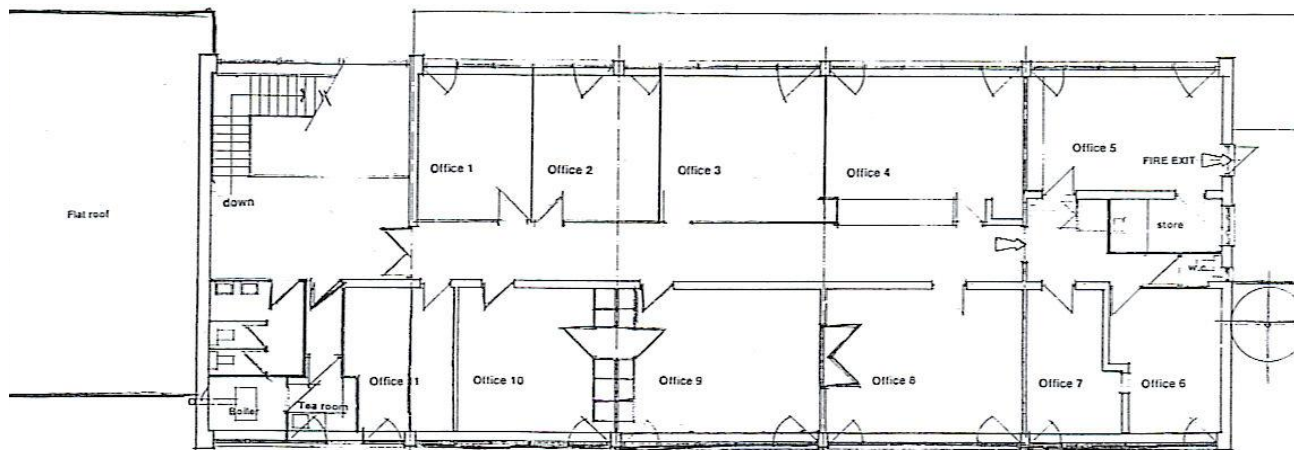
## LOCATION

Wolf Business Park is situated in a very convenient location just off the end of the M50 motorway providing rapid access to The Midlands, South Wales, South West and London. Unit 4 occupies a prominent roadside location with extensive parking to rear.

## ACCOMMODATION

The offices are located on the first floor and can be accessed via the stairs leading from the reception area. The accommodation has good natural light, electric heating and carpeting, shared WCs and Kitchen facilities. There are 11 individual offices located on the first floor. The available offices are detailed below:

	SQ M	SQ FT	COST PCM
OFFICE 3	20.70	223	£455.00
OFFICE 9	28.50	306	£629.00
OFFICE 10	22.25	240	£489.00



## TERMS

The premises are available on an all-inclusive license fee based on floor area of the office. The fee includes water rates, heat, light and cleaning of common parts. The minimum License period is 3 months.

## SERVICES

Mains electricity, water, gas and drainage are available on site

**N.B.** None of the services or appliances mentioned in this brochure have been tested. We would recommend that prospective Tenants satisfy themselves as to their condition, efficiency and suitability.

## VIEWING

Strictly by arrangement with the Sole Agents, Jackson Preece, Surveyors & Commercial Agents, Tel: 01989 768555.

## IMPORTANT NOTICES

Services, Fixtures, Equipment, Buildings & Land – none of these have been tested by Jackson Preece Surveyors. Any interested party will need to satisfy themselves as to type, condition and suitability for purpose.

## MISREPRESENTATION ACT

These particulars are prepared with care, but are not guaranteed and do not constitute, or constitute part of, an offer or contract. Intending purchasers must satisfy themselves of these particulars' accuracy by inspection or otherwise, since neither the vendor, nor Jackson Preece Surveyors, shall be responsible for statements or representations made. The Vendor does not make or give, and neither Jackson Preece Surveyors nor any person in their employment, has any authority to make or give any representation or warranty in relation to this property. We would strongly advise anyone wishing to view this property to contact us first, particularly if travelling any distance, to confirm availability and to discuss any material facts relating to it which are of importance to them and we will endeavour to verify such information.