



## UNIT 3 WOLF BUSINESS PARK, ALTON ROAD, ROSS ON WYE, HR9 5NB

**TO LET- OFFICE BUILDING**

**£10 per sq ft + VAT pa**

**EPC Rating 'C'**

- Modern Office Building with First Floor availability - 2,633 sq ft (337 sq m) capable of sub-division
- High Speed Broadband, Cat 5 Lighting, Perimeter Trunking, Vertical Blinds, Gas CH
- Ample Parking with good access on edge of Town Centre location
- Excellent Location at end of M50 providing good access to M5/A40/M4

**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

Wolf Business Park is situated on the edge of the market town of Ross on at the end of the M50 which provides excellent access to the M5 and M4 beyond with Bristol, Birmingham and Cardiff all within approximately 1 hours' drive.

## ACCOMMODATION

The accommodation is available as a whole or individual office space. (All measurements are approximate and should be checked on site)

First Floor: 2,633 sq ft (245 sq m)



The offices benefit from double glazing, category 5 lighting, perimeter trunking, vertical blinds, gas fired central heating and extensive parking. High-Speed Fibre Broadband is also available.

**SERVICES** Mains gas, water, electricity and drainage are connected.

N.B. None of the appliances or services have been tested and interested parties should satisfy themselves as to their suitability and safety.

**RENT** - The rent is based on £10 per sq ft and is payable quarterly in advance by standing order

**LEASE** Available on flexible terms.

**SERVICE CHARGE** The maintenance of the estate and buildings insurance will be re-charged via a service charge based on floor area occupied.

**RATEABLE VALUE** To be re-assessed.

**VIEWING** Strictly by prior appointment with the Sole Letting Agents, Jackson Preece, Surveyors & Commercial Agents 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.