



## **SUITE 5, OAKLANDS BUSINESS CENTRE, STONEYHILLS INDUSTRIAL ESTATE, WHITCHURCH, NR ROSS ON WYE, HR9 6BX**

**TO LET – LICENCED OFFICES Fully inclusive Fee £1,950 pcm + VAT**

**EPC Rating 'D'**

- First Floor Modern Office Suite - 970 sq ft (90 sq m) with Parking
- Fully carpeted, recently re-decorated, double glazed and electric heating
- Flexible Terms with Rent inclusive of Business Rates & Heat/Light
- Situated within easy reach of Monmouth and Ross on Wye/ M50

**Chartered Surveyors and Commercial Property Agents**

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**jackson**   
preece

## LOCATION

Oaklands Business Centre is located adjacent to the A40 and situated within easy reach of Monmouth (3 miles), Ross On Wye and M50 motorway (8 miles), Hereford (12 miles), Newport (28 miles) making it the ideal location to base your business.

## ACCOMMODATION

Oaklands Business Centre benefits from on-site management and maintenance and Suite 5 is presented with carpeting, double glazing, electric heating and comprises:

Principle office - 6.9m x 8.4 m currently open to

Office 2 - 4.7m x 3.3 m

Meeting Room/Store Room - 3.5m x 4.7 m

Communal WC and kitchen facilities.

## LICENCE FEE

The monthly licence fee includes:

- Business Rates
- Heat, Light and power
- Access to your own mailbox
- Car Parking
- Buildings Insurance
- Cleaning of Communal Areas
- 24 Hour Access
- Intruder and Fire Detection Systems
- CCTV

Broadband connection may be available up to 80 mg and guaranteed to 40 mg

## TERMS

The offices are available on flexible terms on short or long term arrangements (minimum one month).

The offices are available either unfurnished or furnished at an additional cost to suit your requirements.

## VIEWINGS

 By prior appointment with the Sole Letting Agents, Jackson Preece on 01989 768555

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

### MISPRESENTATION 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 Ltd shall be responsible for statements or representations made. The Vendor does not make or give, and neither Jackson Preece Ltd 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.

