

# TO LET — Two industrial units of 778 sq. ft. & 899 sq. ft.

**BK** Bruton Knowles

est. 1862

Rotherwas Ravenswood Court, Herefordshire, HR2 6JX



- Two units of 778 & 899 Sq. Ft
- Industrial/Warehouse
- Established Industrial Estate
- Parking available

\*Example Unit\* Unit 11 shown

[www.brutonknowles.co.uk](http://www.brutonknowles.co.uk)

01452 880000

**CODE XXXX**



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## SUMMARY

- 778 & 899 Sq. Ft
- Industrial/Warehouse
- Established Industrial Estate
- Parking Available to Front

## LOCATION

Rotherwas Industrial Estate is the premier established industrial location in Herefordshire, approximately 3.50 miles southeast of Hereford City Centre. The M50 Motorway is approximately 12 miles distant via the A49. Wallbrook Court is centrally located on the Estate with access off Netherwood Road.

## DESCRIPTION

Each unit provides roller shutter door, three phase power and WC facilities within concrete block walling.

## EPC

Unit 11: E - 117

Unit 14: A new EPC is to be commissioned ahead of letting.

## VAT

The property is VAT applicable and therefore VAT will be applied to all costs.

## ACCOMMODATION (GIA)

AREA	Sq M	Sq Ft
Unit 11	72.27	778
Unit 14	83.52	899
Total	155.79	1,677

## RENT

Quoting rent available on application

## TERMS

The units are available by way of a new lease on fully repairing and insuring basis for a term of years to be agreed.

## PLANNING

It is advised that interested parties make there own enquiries with the local authority to ensure their use conforms with the current use class.

## RATES

We understand the Rateable Value for the units to be:

11 - £3,500

14 - £2,900

We advise that all interested parties make their own enquiries with the GOV UK rates valuation.

<https://www.gov.uk/correct-your-business-rates>

## SERVICE CHARGE

A service charge will be payable, with further information available upon request.

## LEGAL COSTS

Each party is to be responsible for their own legal and professional costs relating to this matter.

## FURTHER INFORMATION

If you require further information, please do not hesitate to get in touch with Bruton Knowles on the contact details provided.

Edward Jenkinson

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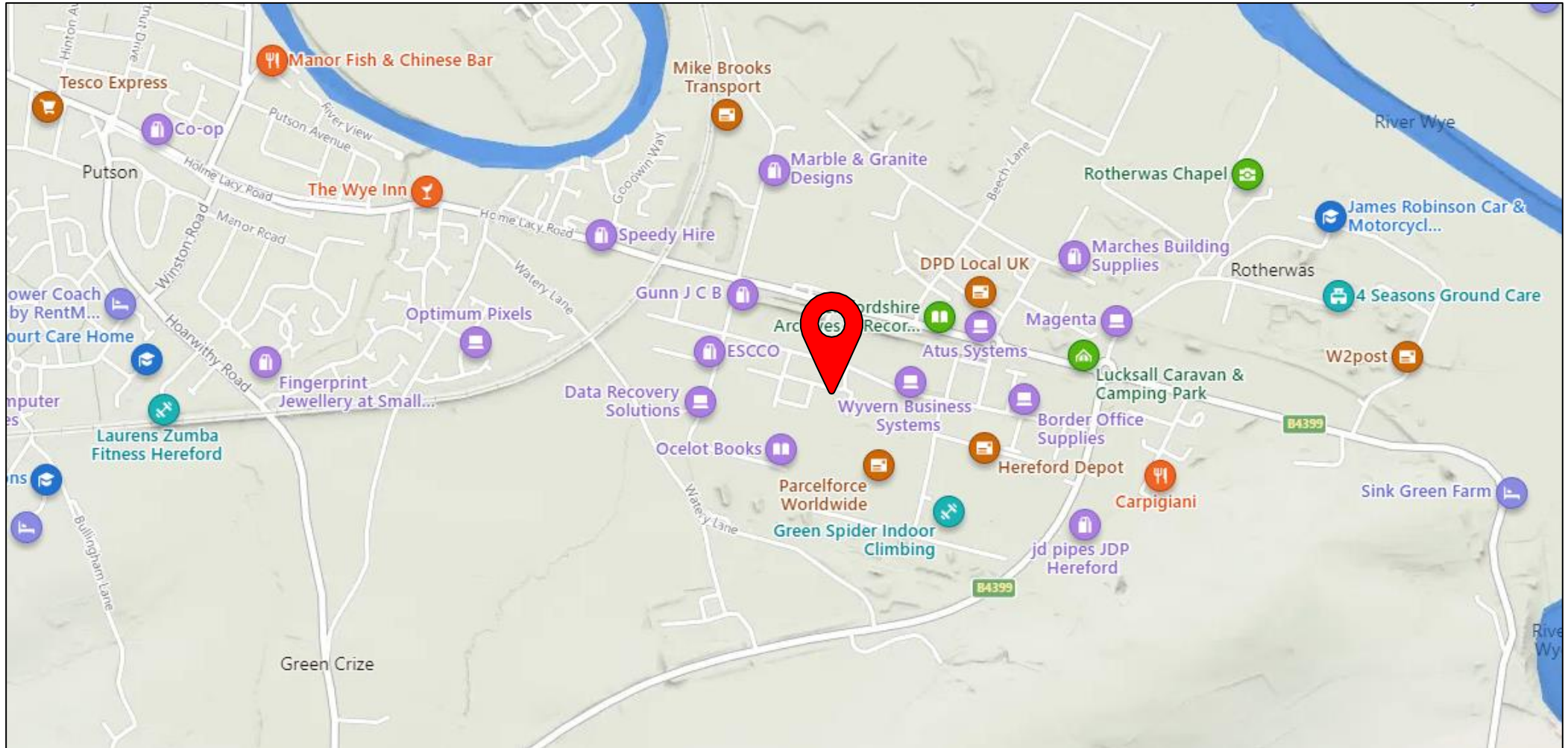
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