

TO LET



**JWS PROPERTY, GATEHOUSE ROAD
ROTHERWAS, HEREFORD, HR2 6RQ
RENT £15,000 PER ANNUM**

**A COMMERCIAL UNIT WITH IN EXCESS OF 2,180m²
(23,464 ft²) OF PARKING AND 184m² (1,975 ft²)
OF INTERNAL SPACE, COMPRISING LARGE WORKSHOP AREA
WITH ROLLER DOOR ACCESS, THREE OFFICES
KITCHENETTE AND W.C. FACILITIES**

GATEHOUSE ROAD, ROTHERWAS, HEREFORD, HR2 6RQ

Located on the edge of the Rotherwas Estate approximately 2.8 miles from the centre of Hereford City. The unit has direct access onto the new Rotherwas, Gatehouse Road link to the A49 South of Hereford.

ROTHERWAS INDUSTRIAL ESTATE

The main commercial industrial park to the South of the River Wye in Hereford with a good and broad range of manufacturing and service industries supplying the local region.

Hereford is the historic county city with good road and rail communications to South Wales, West Midlands and the South West.

THE PROPERTY

Located on the edge of the Rotherwas Estate gives good easy communication to Cardiff 58 miles.

The building is constructed from steel portal frame with brick walls, almost to eaves height with constructed office and annex to the South Western aspect.

The workshop benefits from an electric steel roller shutter door, 3.62m (12ft) of clearance. The main office windows benefit from steel roller shutters, w.c.s and yards.

The total internal area amounts to 183.52m² (1975.49 ft²). Eaves height measurement is 4.16m (13.648 ft).

Workshop/Store Area 8.92m x 18.6m (29'3" x 61')

3 Phase electricity supply, roller shutter door with 3.80m clearance. Doors to Office 3 and hatch to Office 2. Pedestrian door to the front of the unit and door to internal store room and

Workshop Office 2.71m x 2.25m (8'11" x 7'5")

With toilet (w.c. and sink) (1.66m x 2.71m – 5'5" x 8'11") accessible from the workshop and office

Office 2.87m x 2.72m (9'5" x 8'11")

To workshop and door to front of unit.

Main Offices

With door from front of unit leading to

Office One 2.77m x 2.92m (9'1" x 9'7")

With hatch to workshop and safe with electrical connections to the alarm. W.C. with sink and toilet.

Office Two 2.12m x 2.73m (6'11" x 8'11")

With window and electric convection heater.

SERVICES

Mains water and electricity and private drainage.

EXTERNAL AREA

The total yard area of 2.180m² (23,464 ft²) secure fenced carparking suitable for HGV's and plant. The yard benefits from new steel security fencing to two sides and chain link fencing topped with barb wire to the remaining boundaries.

Rent

£15,000 per annum payable quarterly in advance by Standing Order.

Deposit

3 months rent to be held for the duration of the term.

Term

Preferred 3 year lease with break clause after two years.

Repairs

Full repairing and insuring Lease. No Service Charge.

LOCAL AUTHORITY CHARGES

To be confirmed.

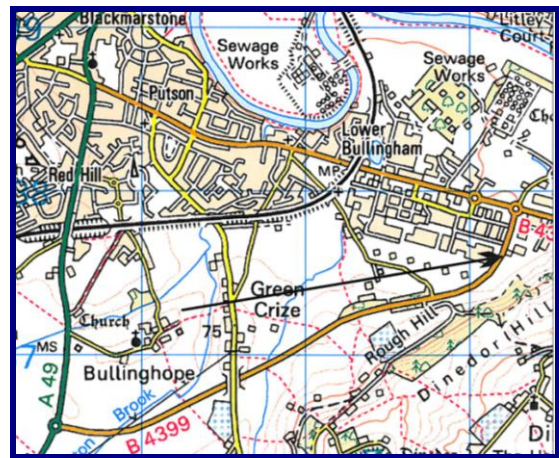
VIEWING

By appointment only through the letting agent, **John Amos & Co** on **01568 61007**

CREDIT REFERENCES

Prospective tenants will be required to provide suitable financial references. The tenant will be responsible for payment of any charges incurred.

All other terms by negotiation with the sole letting agent.



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EPC



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