

# TO LET

**Modern Warehouse/Storage Unit (under construction) 15,340 Sq ft (1,425 sq m)**



**Excellent location directly adjacent J3 M50 Motorway**

**Strategic location between Midlands and South Wales**

**Brand New Building**

**Yard Space Available Separately**

**New Lease Available**

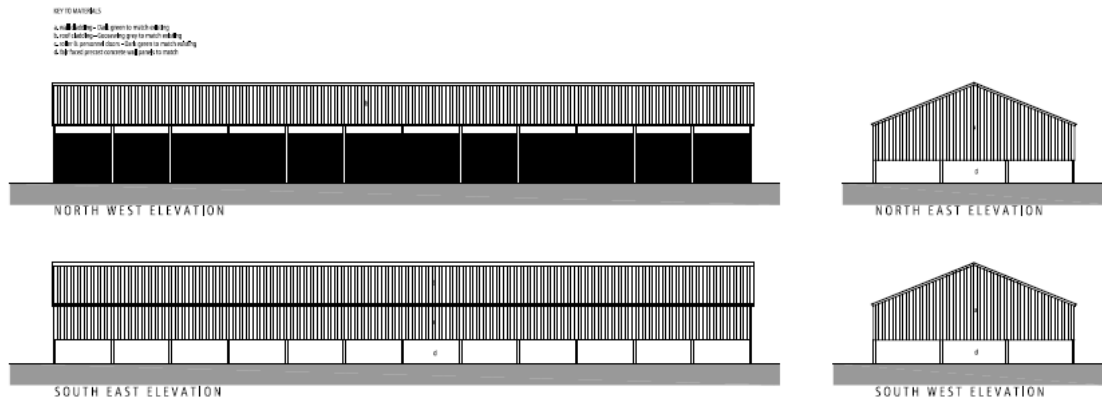
**Homestead Business Park, Cothars Pitch, Gorsley, Ross-on-Wye, Herefordshire, HR9 7SE**

**01452 380064**

## LOCATION

The site occupies an excellent strategic location directly adjacent to Junction 3 of the M50 Motorway at Gorsley near Ross on Wye in Herefordshire. Junction 3 gives access to both the Eastbound and Westbound carriageways with Tewkesbury and the M5 Motorway to the East and Ross on Wye, Monmouth and the M4 Motorway to the West.

Gorsley is a village on the Gloucestershire/Herefordshire border making it convenient for the larger market Towns of Ross on Wye and Tewkesbury and midway between the larger cities of Gloucester and Hereford.



## DESCRIPTION

A brand-new warehouse/storage building of portal steel frame construction. The building comprises a mixture of fairfaced precast concrete panels and insulated profiled cladding to the elevations under insulated profiled roof sheeting. The main features comprise:-

- A height to the eaves of 6m
- Roller shutter loading door access
- Concrete loading apron externally

Additional yard/open storage may be available by way of a separate agreement.

The property has a floor area of 15,340 sq ft (1,425 sq m), measured on a Gross Internal Floor Area basis (GIA).

# KEY INFORMATION

## Services

Mains electricity is connected to the property.

Male and female WCs are available by way of a communal facilities block serving the site.

***NOTE: None of the services have been tested by Kurt Wyman Surveyors.***

## EPC Rating

To be confirmed upon construction.



## Business Rates

To be assessed upon construction.

## Quoting Terms

The whole property is available by way of a new Full Repairing and Insuring Lease for a negotiable term of years.

Consideration may be given to dividing the property to form units from circa 3,800 sq ft in size.

## Quoting Rental

On application to the marketing agents.

## Legal Costs

Each party will be responsible for their own legal fees involved in the transaction.

## VAT

We are informed VAT will be chargeable on the rental.

**All viewings by prior appointment with  
Kurt Wyman Surveyors:**

**Tel: 01452 380064**

**Email: [info@kurtwymansurveyors.co.uk](mailto:info@kurtwymansurveyors.co.uk)**

**Website: [www.kurtwymansurveyors.co.uk](http://www.kurtwymansurveyors.co.uk)**



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**Disclaimer:**

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