

TO LET

2 MODERN INDUSTRIAL/STORAGE UNITS

2667 - 5416 Sq ft (248.04 - 503.40 Sq m)

**Kurt
Wyman**
Surveyors & Property Agents



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

Excellent location directly adjacent J3 M50 Motorway



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

Two modern portal steel frame industrial /storage units.

The main features comprise : -

- Translucent roof lights providing good natural light
- Roller shutter vehicular loading doors
- Concrete loading/unloading apron to front of unit
- Vehicle parking

Both units are suitable for storage use and units Black 1&2 benefit from B1 (light industrial) planning consent.

FLOOR AREAS

Yellow 1-4 : 2,749 Sq ft (255.4 Sq m)

Black 1-2 : 2,667 Sq ft (248.04 Sq m)



KEY INFORMATION

SERVICES

Mains electric is provided to the units.
WCs are provided by a communal welfare block.

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

ENERGY PERFORMANCE CERTIFICATE (EPC)

The units do not require energy Performance certificates.

RATING

TBC

QUOTING TERMS

The units are available by way of new Full Repairing And Insuring leases for a negotiable term of years.

QUOTING RENTAL

Yellow 1-4 - £17,868.50

Black 1+2 - £20,000

Rental is quoted per annum exclusive, and is to be paid quarterly in advance.

LEGAL COSTS

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

VAT

All prices are quoted exclusive of VAT.



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**ALL VIEWINGS BY PRIOR
APPOINTMENT WITH KURT
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