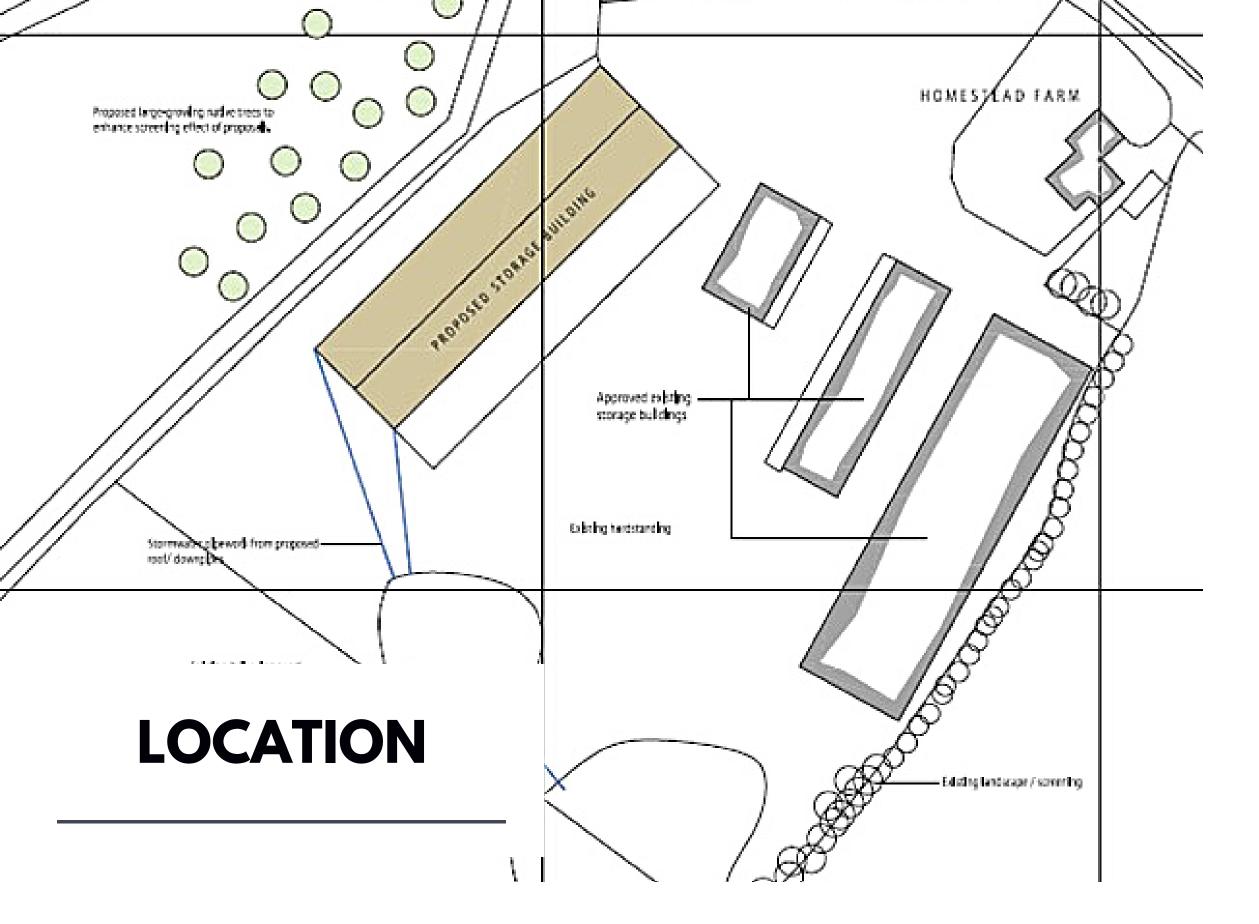
TO LET

NEW BUILD STORAGE/WAREHOUSE 5,100 - 15,400 SQ FT (473.79 - 1430.67 SQ M)



Gorsley Business Park, Cothars Pitch, Gorsley, Ross-on-Wye, Herefordshire, HR9 7SE **Excellent location directly adjacent J3 M50 Motorway**

Kurt Wyman Surveyors & Property Agents



Gorsley Business Park 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.

DISTANCE TO MAIN CITIES

Gloucester - 13.3 miles Worcester - 30.7 miles Birmingham - 65.9 miles Bristol - 47.2 miles Cardiff - 51 miles

DESCRIPTION

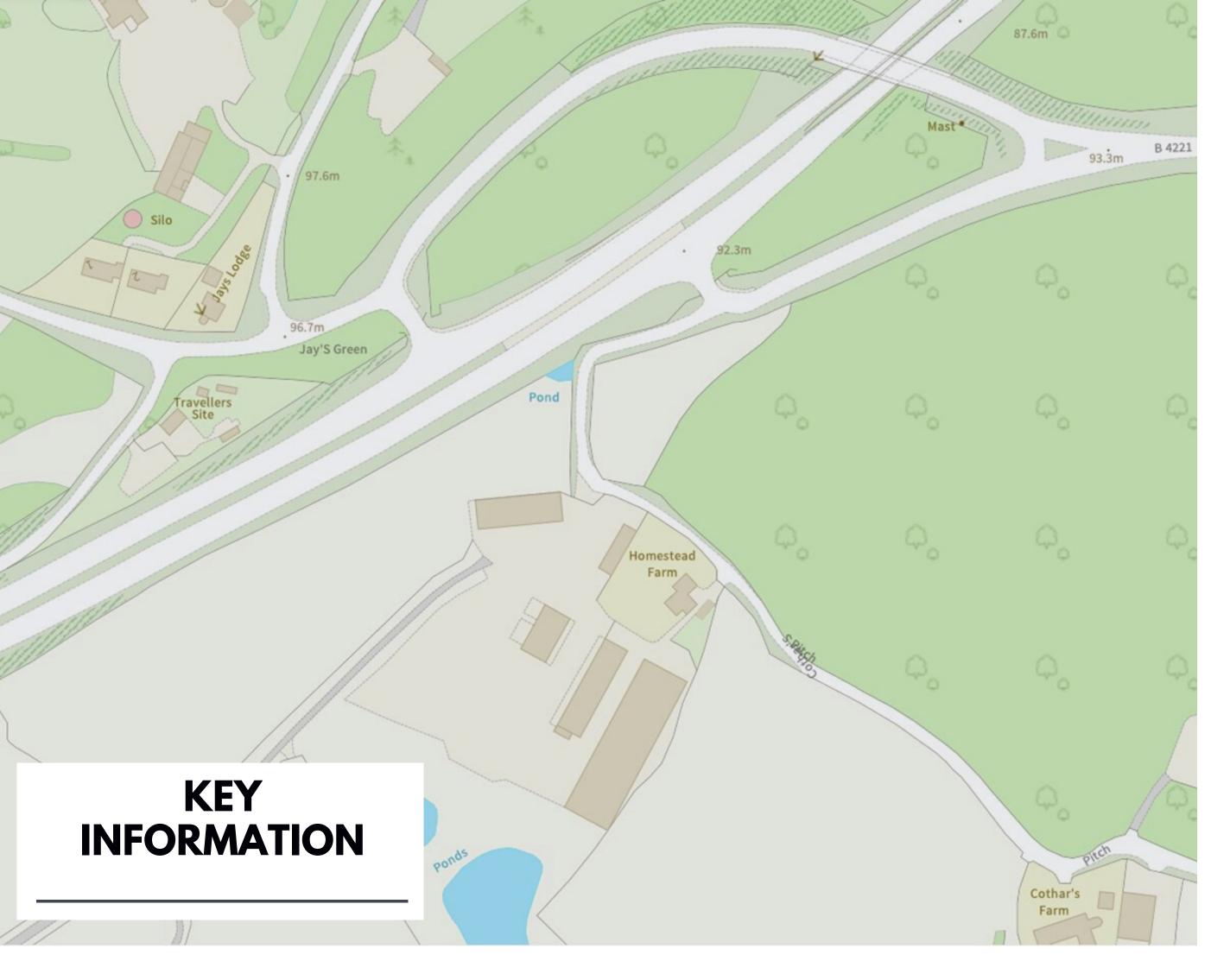
A brand new warehouse/storage building (to be constructed). The main features comprise:

- Portal steel frame construction
- A mixture of fairfaced precast concrete panels and insulated profiled cladding to the elevations under a pitched and profiled roof
- 7.5m eaves
- Concrete loading apron
- Roller shutter loading doors
- Translucent roof lights
- Vehicle parking

Completion planned for Q3 2024.

FLOOR AREAS

The property has a total floor area of approximately 15,400 Sq ft (1430.67 Sq m) measured on Gross External Area basis (GEA).



SERVICES

Mains 3-phase electricity

WCs are provided via a communal welfare block.

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

ENERGY PERFORMANCE CERTIFICATE (EPC)

RATING

Business rates to be assessed on occupation.

QUOTING TERMS

The unit is available by way of new Full Repairing And Insuring lease for a negotiable term of years.

Alternative consideration may be given to dividing the building to form units from approximately 5,100 Sq ft. (473.79 Sq m)

QUOTING RENTAL

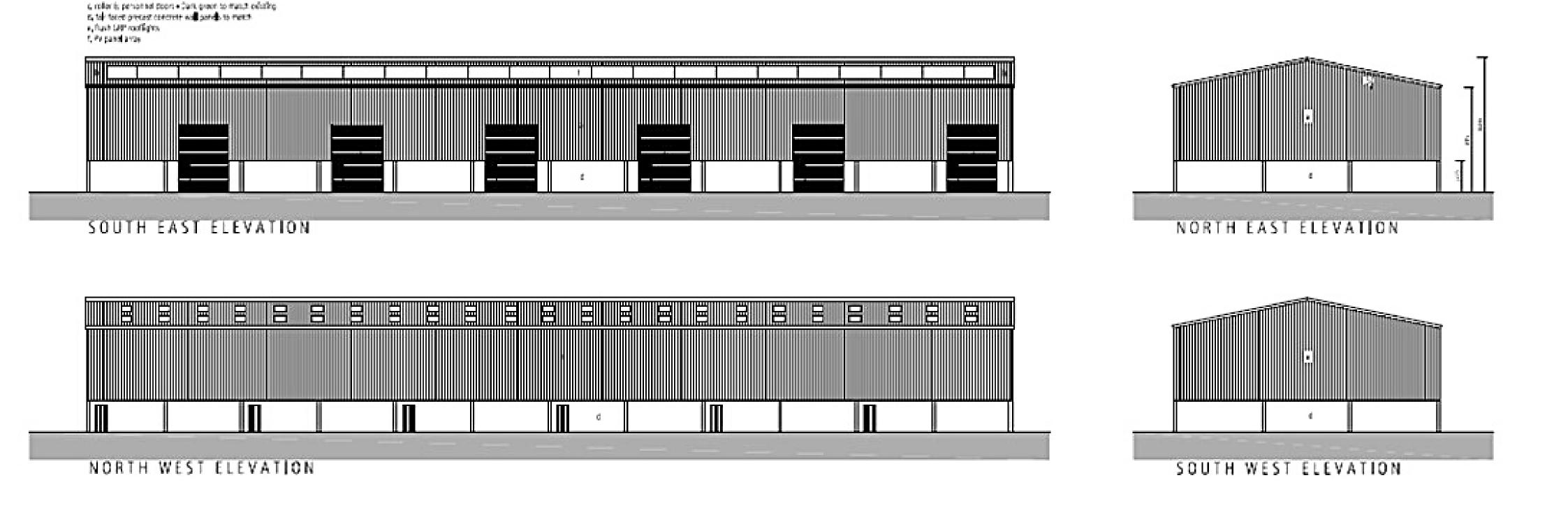
Further details available from the marketing agents.

LEGAL COSTS

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

VAT

All prices are quoted exclusive of VAT.





ALL VIEWINGS BY PRIOR APPOINTMENT WITH KURT WYMAN SURVEYORS

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Disclaimer: These marketing particulars are intended as a guide to assist intended purchasers or lessees and do not constitute an offer or contract. All descriptions, references to floor areas, dimensions and condition are given without responsibility and should not be relied upon as statements of facts. Any reference to the use, occupation of the property or any extension or alteration does not imply that necessary statutory planning consents have been obtained and it is the responsibility of the intended buyer or tenant to make their own enquiries in this regard. Any purchaser or tenant must satisfy themselves as to the correctness of the information provided by Kurt Wyman Surveyors and Property Agents. No member of Kurt Wyman Surveyors and Property Agents has any authority to make any representation or warranty in relation to the property.

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