

TO LET

NEW BUILD STORAGE/WAREHOUSE

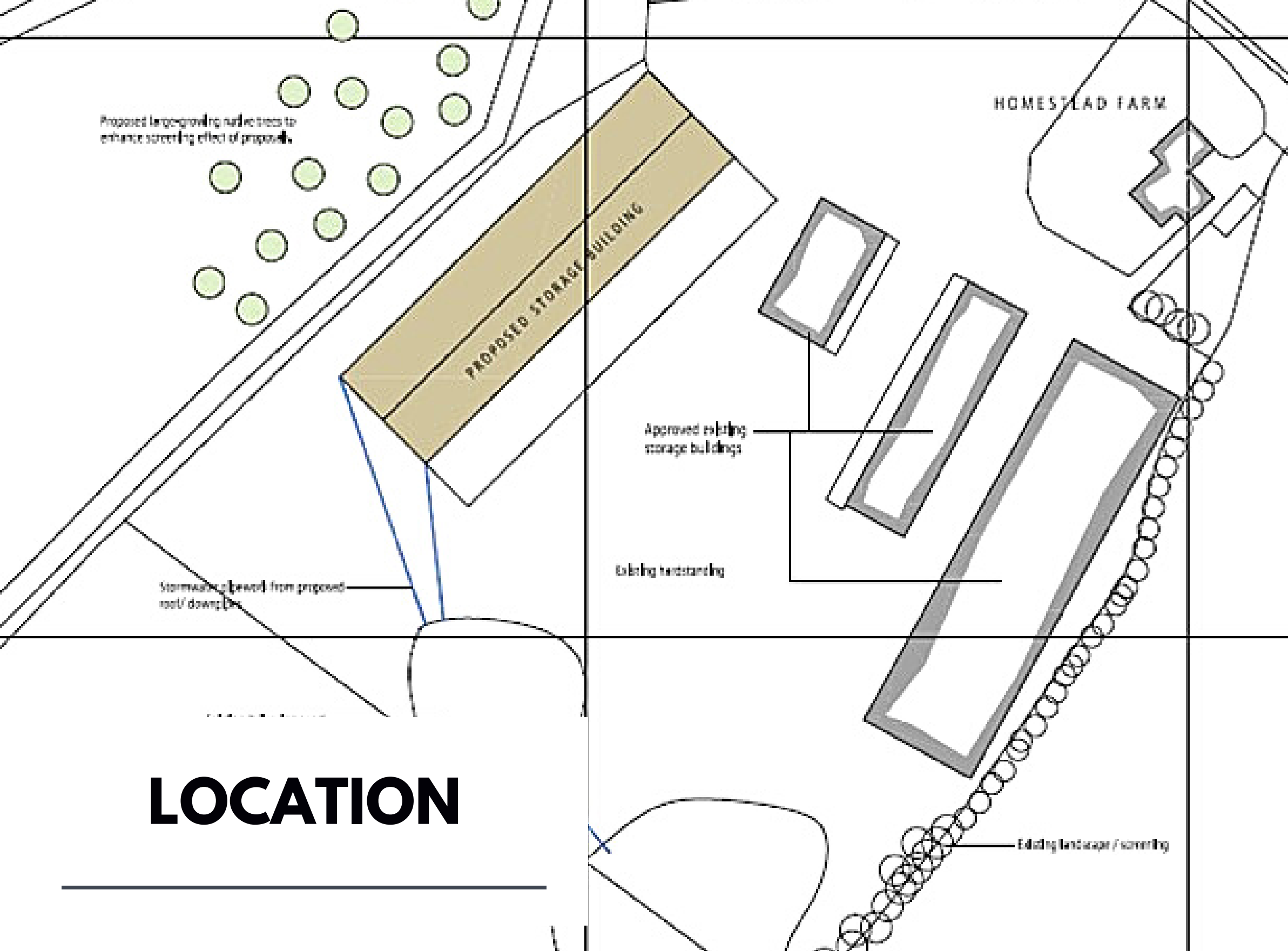
5,100 - 15,400 SQ FT (473.79 - 1430.67 SQ M)



Artists Impression

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

Excellent location directly adjacent J3 M50 Motorway



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).

LOCATION

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



KEY INFORMATION

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)

TBC

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.

