



UNIT C BEAVER CENTRE, ASHBURTON INDUSTRIAL ESTATE, ROSS ON WYE , HR9 7BW

TO LET – INDUSTRIAL/WAREHOUSE UNIT

Rent £36,750 pa

EPC Rating 'TBC'

- Industrial unit/workshop extending to approx. 5,250sq ft (487sq m)
- Excellent location on prime industrial estate in Ross on Wye
- Nearby Occupiers include Screwfix, The Tool Station and GMF
- Parking to the front

Chartered Surveyors and Commercial Property Agents

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jackson 
preece

LOCATION

Ross on Wye is strategically located at the end of the M50 offering excellent access to Birmingham and The Midlands via the M50/M5 and Cardiff, Bristol and London via A40/M4/M5.

Ashburton Industrial Estate is one of the main industrial estates in the town centre, includes a number of trade counters and the unit is in a prominent location.

ACCOMMODATION

Modern portal steel frame building with 6.5m eaves height and a 4.45m high roller shutter door.

In more detail the premises comprise:- (All measurements are approximate and should be checked on site)

Industrial/warehouse space - 30.39m x 16.05m – 487sq m (5,250sq ft).

Within the above space are an office and wc's.

Parking to front of the unit.

SERVICES

Mains water, gas, drainage and electricity are connected.

N.B. None of the appliances or services have been tested in the property and interested parties should satisfy themselves as to their suitability and safety.

RENT

£36,750 per annum, payable quarterly in advance. In addition, a service charge of £150 per quarter is currently payable.

TERMS

A new full repairing and insuring lease with the terms to be agreed by negotiation.

RATES

The rateable value is £34,250.

LEGAL COSTS

The in-going tenant is to be responsible for the Landlord's reasonable legal fees involved in the transaction.

VIEWINGS

Strictly by prior appointment with the Sole Letting Agents, Jackson Preece, Surveyors & Commercial Agents 01989 768555.



Services, Fixtures, Equipment, Buildings & Land - none of these have been tested by Jackson Preece Ltd. Any interested party will need to satisfy themselves as to the type, condition and suitability for purpose.

MISREPRESENTATION ACT

These particulars are prepared with care, but are not guaranteed and do not constitute, or constitute part of, an offer or contract. Intending purchasers must satisfy themselves of these particulars' accuracy by inspection or otherwise, since neither the vendor, nor Jackson Preece Ltd shall be responsible for statements or representations made. The Vendor does not make or give, and neither Jackson Preece Ltd nor any person in their employment has any authority to make or give any representation or warranty in relation to this property.

We would strongly advise anyone wishing to view this property to contact us first, particularly if travelling any distance, to confirm availability and to discuss any material facts relating to it which are of importance to them and we will endeavour to verify such information.