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**JONES
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CHARTERED SURVEYORS

INDUSTRIAL WAREHOUSES TO LET BY WAY OF LEASE ASSIGNMENT

**Units 1&2, Wallbrook Court, Rotherwas Industrial Estate,
Hereford, HR2 6JG**

Total available 8,207 ft²



LOCATION

Rotherwas Industrial Estate is the premier established industrial location in Herefordshire, approximately 3.50 miles southeast of Hereford City Centre. The M50 Motorway is approximately 12 miles distant via the A49.

Wallbrook Court is centrally located on the estate with access off Netherwood Road. The available units are prominently situated on the south-western corner of Wallbrook Court, with direct access and visibility from Netherwood Road.

DESCRIPTION

Units 1&2 Wallbrook Court comprise two interconnecting modern industrial warehouse units, with a generous demised yard and car parking area to the front bounded by a secure steel mesh fence and entrance gates.

Having been recently refurbished, both units have single roller shutter loading doors and integral amenity blocks. Unit 2 has a mezzanine floor over part of the unit.

Both units have a clear eaves height of approximately 3.5m.

LEASE

The units are let on a 5-year full repairing and insuring lease from June 2022 with a tenant option to break in June 2025, at a passing rent of £45,138.50 per annum exclusive.

AVAILABILITY

The lease is available to assign at a premium with offers invited in excess of £15,000. Subject to Contract.

Gross internal floor areas -

Unit	FT ²	M ²
Unit 1 Ground Floor Warehouse	4,148	385.36
Unit 2 Ground Floor Warehouse	4,059	377.13
Total	8,207	762.49

Unit	EPC	2017 RV	April 2023 RV	VAT
1	C	£16,500	£22,500	Currently not elected
2	C	£14,000	£19,500	

For more information or to arrange a viewing, please contact:

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