



0207 491 0207

**JONES  
NORRIS  
ADAMS**

CHARTERED SURVEYORS

## LIGHT INDUSTRIAL UNIT

TO LET

Unit 1, Pontrillas Business Park

Pontrillas, HR2 0AZ

1,282 ft<sup>2</sup>

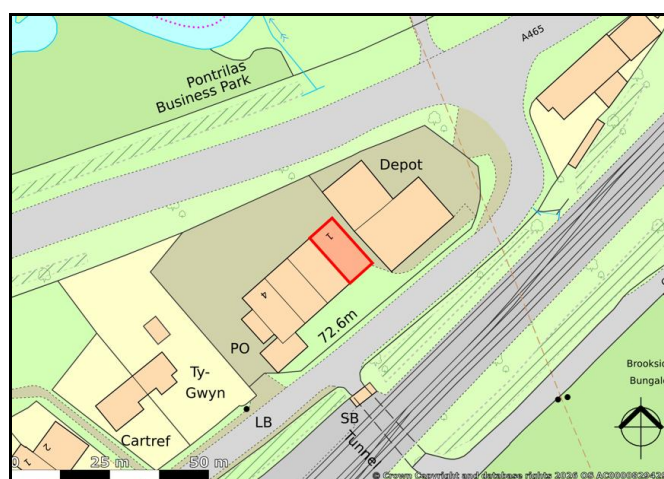
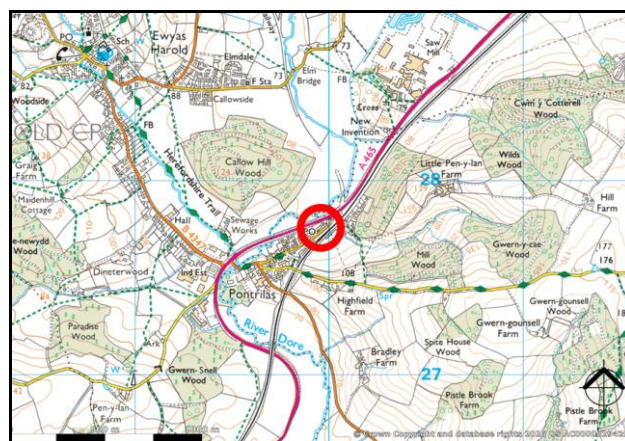
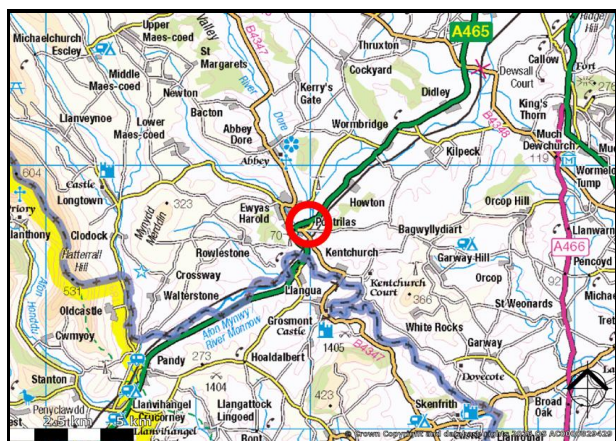


## LOCATION

Pontrilas is a village located approximately 12 miles southwest of Hereford City Centre.

Pontrilas Business Park is a small industrial estate situated at the northeastern end of the village and to the south of the A465. Access is via the B347.

The M50 Motorway is approximately 18 miles to the east via the A49, whilst the A40 is approximately 18 miles to the south.



## DESCRIPTION

Pontrilas Business Park comprises a terrace of four single storey light industrial units with a shared tarmac surfaced yard and car parking areas, within a site surrounded by secure metal fencing.

The subject Property is situated at the north-eastern end of the terrace.

It comprises a single bay unit of brick and block walls beneath a pitched roof with profile metal sheeting. The floor is solid concrete and there are metal framed windows to the side and rear elevations.

There is an electric roller shutter door.

Internally, the unit provides an open area to the front with two separate rooms to the rear with loft storage above. There is a single WC.

The building is connected to the water supply and has 3-phase electricity.

## FLOOR AREAS

| Area (GIA)                          | Size m <sup>2</sup> | Size ft <sup>2</sup> |
|-------------------------------------|---------------------|----------------------|
| Ground floor                        | 119.10              | 1,282                |
| Loft storage (including low height) | 32.00               | 344                  |
| <b>Total GIA</b>                    | <b>151.10</b>       | <b>1,626</b>         |

The floor to eaves height is approximately 4.00 metres.

## ENERGY PERFORMANCE CERTIFICATE (EPC)

The Property has an EPC rating of D (98) which is valid until 29<sup>th</sup> January 2033.

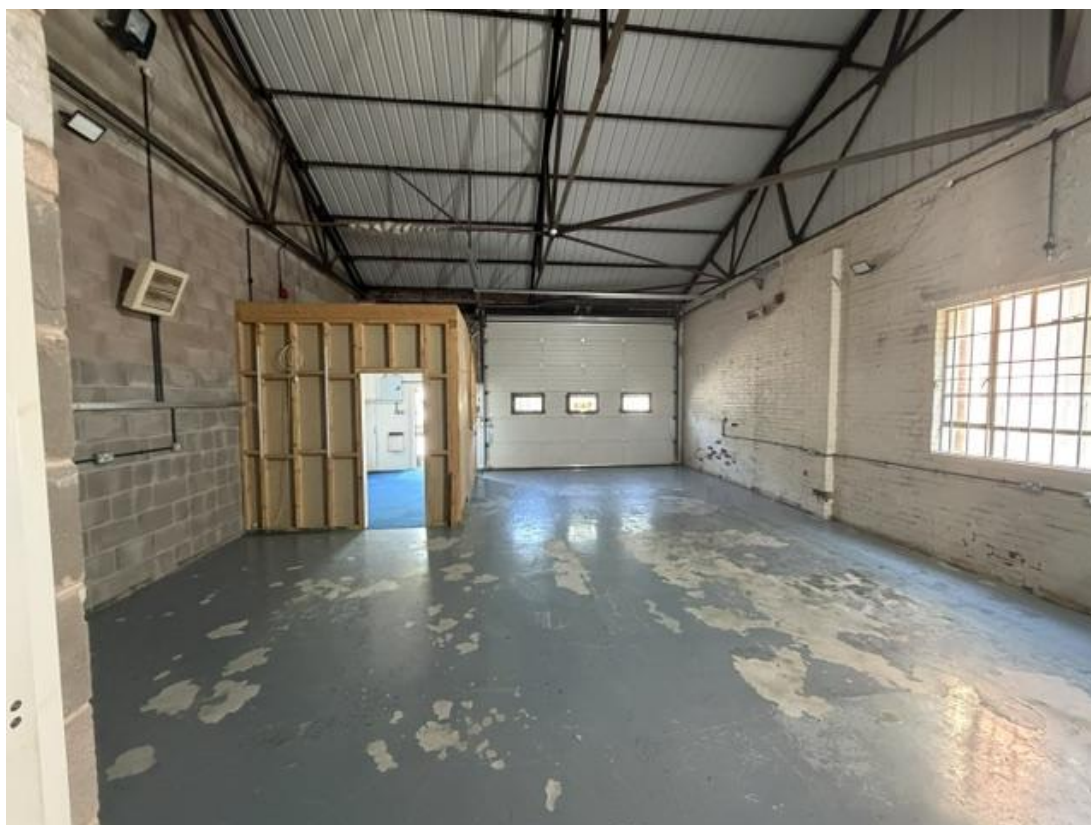
## BUSINESS RATES

The Property is entered into the 2026 Rating List as “Activity centre and premises” with a Rateable Value of £5,900.

## AVAILABILITY

Offers are invited for a new full repairing and insuring lease at a rent of £6,750 per annum.

VAT is not payable on the rent.



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

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