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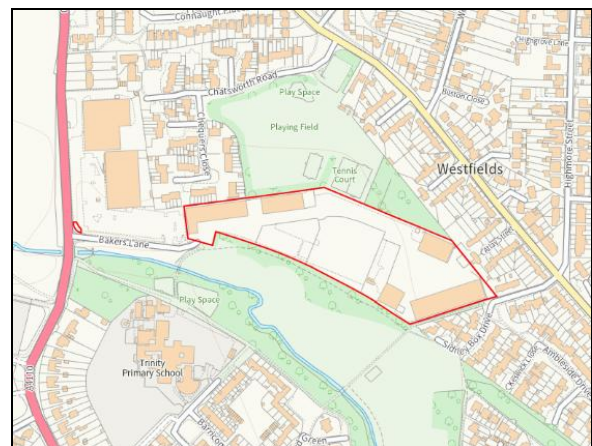
CHARTERED SURVEYORS

INDUSTRIAL WAREHOUSE TO LET

Unit 18/19, Three Elms Trading Estate, Hereford, HR4 9PU

TOTAL area 6,999 ft²

Virtual Tour - https://youtu.be/MJRcD9oTb_g?si=CFiatyFaF0Km7bMT



LOCATION

Three Elms Trading Estate is approximately two miles north-west of Hereford City Centre and is an established industrial location with good road links. It is accessed via Bakers Lane which leads off Three Elms Road (A4110).

DESCRIPTION

Three Elms Trading Estate comprises a range of modern industrial units together with shared yard and car parking areas.

Unit 18/19 Three Elms is an end-terrace industrial warehouse with a mezzanine floor constructed within the warehouse providing well-appointed first floor office accommodation. There are WC and kitchen facilities to the rear of the warehouse.

Construction is of steel portal frame with brick walls and a concrete floor. There is a profile sheeted roof with translucent panels. There is a single electric roller shutter door at the front of the unit with separate pedestrian doorways. The windows are double glazed in UPVC frames. The unit has three phase electricity supply. Oil fired space heating is fitted within the unit.

The office accommodation is fitted with carpeted floors and suspended ceilings and is set out as an open plan area with two further partitioned rooms.



FLOOR AREAS

Area	Size m ²	Size ft ²
Ground Floor Warehouse GIA	533.72	5,745
First Floor Offices GIA	116.46	1,254
Total GIA	650.18	6,999

The unit has an eaves height of approximately 4.65 metres.



AVAILABILITY

The unit is available to let on new 5-year full repairing and insuring lease. VAT is also payable on the rent.

Unit	GIA M ²	GIA FT ²	Quoting Rent	Rateable Value	EPC Rating
18/19	650.18	6,999	£47,750 per annum	£28,250	E

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

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