



TO LET

Tel: 0117 984 8400

Unit 7-8, Alton Business Park, Alton Road, Ross-On-Wye, HR9 5BP

**Industrial Warehouse Unit – Trade Counter Potential
Size 9,408 sq ft (874.07 sq m)**



- Modern Warehouse Units
- Good Trade Location
- Can be divided and let separately offering from 3,756 sq ft (348.9 sq m)
- 5.70m Eaves Height



LOCATION

The property is located in the established industrial estate of Alton Business Park in Ross-On-Wye. The estate is located off the arterial route of the A40 which links from Gloucester through South Wales and provides access to the M4 Motorway. The M50 Motorway is 1.5 miles from Alton Business Park providing excellent transport links to the M5 Motorway, Worcester, Cheltenham, Birmingham and Bristol.

The area benefits from noticeable local occupiers including:



DESCRIPTION

Both Unit 7 and 8 comprise of a steel portal frame construction with block work cavity walls topped with profile steel cladding beneath a pitched roof. The warehouse is accessed via two full height up and over shutter doors, one to each unit. The unit benefits from a minimum eaves height of 5.7 metres and a private forecourt area.

Internally the units are joined to provide a large single warehouse with a mezzanine area in Unit 8. There is a small office and WC to the front of Unit 7. Unit 8 comprises a separate office block (Units 8a and 8b) providing good quality office accommodation over ground and first floor. These extra office suites comprise 860 sq ft each and can be included in any letting subject to negotiation.

SERVICES

All mains services are connected to the property including gas, water, drainage and electricity.

PLANNING / USE

All interested parties to make their own enquiries with the Local Planning Department. We understand the estate benefits from B1(c), B2 and B8 use.

TENURE

Available to let in whole or part by way of a new FYI lease on terms to be agreed.

VAT

All figures quoted are exclusive of VAT if applicable. Interested parties are advised to make their own enquiries.

PARKING

There are 8 parking spaces available.

ACCOMMODATION

The property comprises a Gross Internal Area of:

Warehouse	8,509	sq ft	790.50	sq m
Mezzanine	899	sq ft	83.50	sq m
Total GIA	9,408	sq ft	874.00	sq m

The units can be divided and let separately offering from 3,756 sq ft (348.9 sq m)

RENT

Available on application

SERVICE CHARGE

A service charge exists for the maintenance and upkeep of the common parts. Further details are available on request.

BUSINESS RATES

Rateable Value £39,000 (this is not rates payable).

LEGAL FEES

Each party is to be responsible for their own legal costs incurred in connection with the transaction.

EPC

The unit is awaiting assessment. An EPC will be available in due course.

VIEWINGS AND FURTHER INFORMATION

For an appointment to view or for further information please contact the sole letting agents:

Robert Brophy BNP Paribas Real Estate
Tel: 0117 984 8450 / 07887 058 702
Email: robert.brophy@bnpparibas.com

March 2017 - SUBJECT TO CONTRACT



