



**FOR SALE – FREEHOLD**

**Tel: 0117 984 8400**

## **Gelpack Industrial, Stoney Street, Madeley, Hereford, HR2 9NQ**

**Detached Industrial Warehouse Unit**

**Size approx. 38,261 sq ft (3,554.57sq m)**



- Low site density
- High bay warehouse to front
- Secure site
- Large yard area



**LOCATION**

The subject Property is situated in a semi-rural location on Stoney Street and is approximately 12 miles west of Hereford Town Centre. The immediate surrounding area is industrial with local occupiers to include Prior's and Stoney Street Garage.

**DESCRIPTION**

The Property comprises two industrial warehouse units. The main larger warehouse has block elevations with single skin cladding with a truss frame above and a minimum eaves height of 6.99m. There are 2 roller shutter doors providing vehicular access to the main warehouse. Internally, there is a 2 storey office block with welfare facilities. At the end of the warehouse there is a smaller loading area with a lean too roof. To the front is a separate high bay warehouse of steel portal frame construction with clad elevations. Both units benefit from gas radiant heating and a serviced sprinkler system throughout.

Externally there is a large car park and separate yard area. The overall site comprises approximately 2 acres.

**SERVICES**

We understand all mains services are connected to the property including gas, water, drainage and electricity. Any purchaser should however make their own enquiries.

**PLANNING / USE**

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

**TERMS**

The property is available by way of a freehold sale.

**VAT**

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

**ACCOMMODATION**

The Property comprises a Gross Internal Area of:

	<b>Sq Ft</b>	<b>Sq M</b>
Unit 1	5,967	554.37
Main Warehouse	27,767	2,579.65
Offices	1,865	173.27
Open Bay	2,662	247.31
<b>Total GIA</b>	<b>38,261 sq ft</b>	<b>3,554.57sq m</b>

**LEGAL FEES**

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

**EPC**

The Property 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  
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**Jeremy Hughes** BNP Paribas Real Estate  
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September 2017 - SUBJECT TO CONTRACT



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