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CHARTERED SURVEYORS

INDUSTRIAL WAREHOUSES TO LET

**Units 5 & 6 Parkwood Court, Rotherwas Industrial Estate,
Hereford, HR2 6JU**

Available separately or together, Unit 5-6,211 ft², Unit 6-4,369 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. Parkwood Court is centrally located on the Estate with access off Netherwood Road.



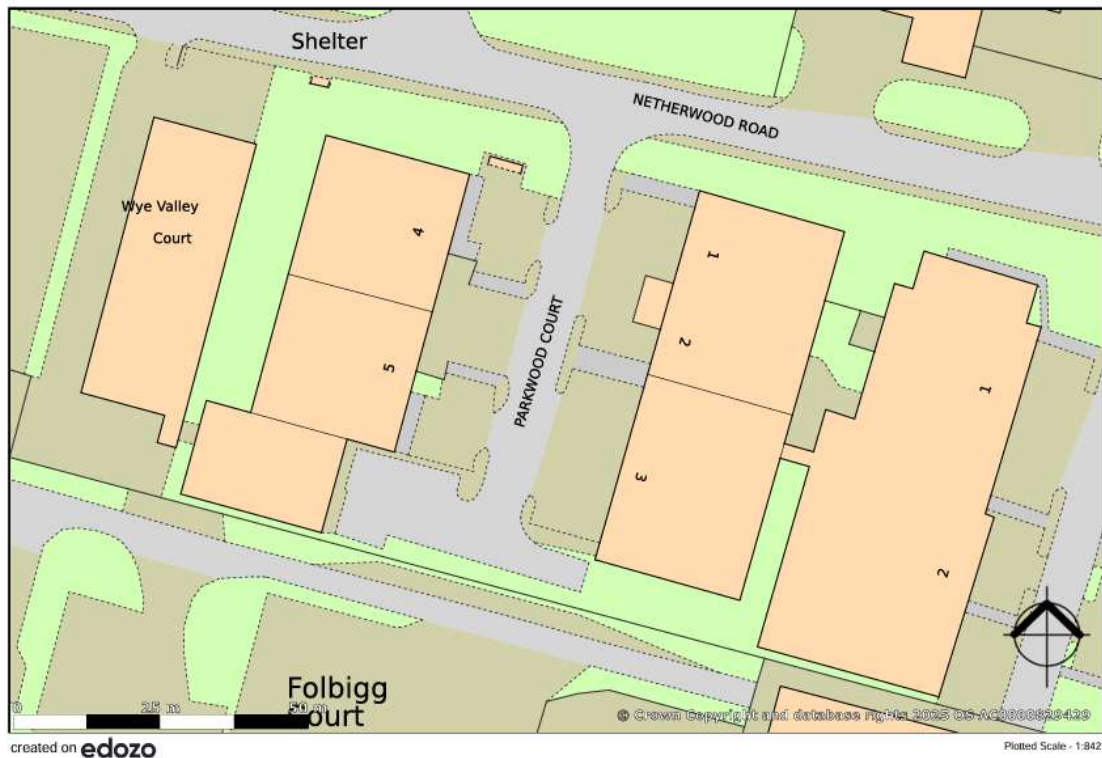
DESCRIPTION

Parkwood Court is an estate of 6 modern industrial units in two terraces, with a central estate road and yard/parking areas.

The Units are of steel portal frame construction with brick and blockwork walls and profiled steel roof coverings. The roofs are insulated and lined with translucent roof lights. The floors are reinforced concrete slabs. To the front of the units are tarmac and concrete surfaced yard and car parking areas.

Each unit has a single roller shutter door to the front and separate pedestrian entrance doors. Each has integral ancillary/amenity blocks to the front of the units. Unit 5 has an external canopy area over the roller shutter loading door.

The units have a clear eaves height of approximately 4m.



AVAILABILITY

The units are available to let on new 5-year full repairing and insuring leases. VAT is not payable on the rent.

Unit	GIA M ²	GIA FT ²	Quoting Rent	Rateable Value	EPC Rating
5	577.06	6,211	£49,700 per annum	£28,000	E
6	405.90	4,369	£35,000 per annum	£22,000	D
Total	982.96	10,580	£84,700 per annum	£50,000	

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

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