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**JONES
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CHARTERED SURVEYORS

INDUSTRIAL WAREHOUSE TO LET

**Unit 3 Wallbrook Court, Rotherwas Industrial Estate,
Hereford, HR2 6JU
4,055 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. Wallbrook Court is centrally located on the Estate with access off Netherwood Road.



DESCRIPTION

Wallbrook Court comprises two terraces of six modern industrial warehouse units with central yard and car parking areas.

Unit 3, situated mid-terrace, is of steel portal frame construction with brick and blockwork walls and profiled steel roof covering. The roof is insulated and lined and has roof lights to approximately 15%. The floor is a reinforced concrete slab. To the front of the unit are tarmac and concrete surfaced yard and carparking areas.

The unit has a single recessed roller shutter door entrance and separate pedestrian entrance doors. The unit has an integral ancillary/amenity block to the front of the unit.

The unit has a clear eaves height of approximately 3.5m.



AVAILABILITY

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

Unit	GIA M ²	GIA FT ²	Quoting Rent	Rateable Value	EPC Rating
3	376.73	4,055	£32,450 per annum	£20,500	E(114)

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

Ted Papworth
edward.papworth@jnaproperty.com
07789 363 306

Ian Norris
ian.norris@jnaproperty.com
07738 217 843

