



TO LET

Tel: 0117 984 8400

Unit 3, Alton Business Park, Alton Road, Ross-On-Wye, HR9 5BP

**Industrial Warehouse Unit – Trade Counter Potential
Size 5,843 sq ft (542.9 sq m)**



- Modern Warehouse Unit
- Two shutter doors
- Good Trade Location
- Allocated parking





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

The property comprises an end of terrace industrial unit of steel frame construction with single skin cladding from ground level up. There is a concrete floor under an insulated profile roof incorporating approximately 10% translucent roof panels and ample modern warehouse lighting. There are two full height manual up and over shutter doors; one located at each end of the property. There is a separate door providing pedestrian access to the front of the unit. There is a gas hot air blower in the warehouse and a three phase electricity supply throughout.

Internally, the unit presents well with ground and mezzanine offices to the front including ground floor WC and kitchen facilities.

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 by way of a new FRI 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:

	Sq Ft	Sq M
Warehouse	4,931	458.12
Ground Floor Office and Amenity	456	42.39
First Floor Offices (mezzanine Level)	456	42.39
Total GIA	5,843 sq ft	542.9 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 £28,750 (April 2017).

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

July 2017 - SUBJECT TO CONTRACT



*Typical Warehouse Internal Image on Alton Business Park



Unit 3 External showing parking area

