



TO LET

Trade Counter/Industrial Unit

4,093 sq. ft.

**Unit 6A Alton Business Park, Alton Road,
Ross-On-Wye, HR9 5BP**



- Modern Refurbished Warehouse
- End of Terrace Unit
- Established Industrial Estate
- Electric Roller Shutter Door
- Modern Amenity Spaces
- Fitted Mezzanine



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.

DESCRIPTION

Unit 6a comprises an end-of-terrace industrial unit of steel portal frame construction underneath a pitched metal clad roof incorporating 10% translucent roof lights. Internally, the warehouse space has CFL lighting with a minimum eaves height of 6.3m rising to 7.55m at the apex. There is an L Shaped mezzanine situated above the office/amenity space and the rear of the warehouse. The warehouse is accessed via a pedestrian entrance from the central corridor and an electric roller shutter door.

ACCOMMODATION

The property has been measured on a GIA basis in accordance with the RICS Code of Measuring Practice.

	SQ. FT.	SQ. M.
Warehouse	1,408.5	130.85
Office	365.8	33.98
Amenity	780.7	72.53
Mezzanine	1,538	142.9
TOTAL	4,093	380.25

PLANNING

The property has consent for B1(c) and B8 uses. We recommend any interested parties make their own enquiries.

RATES

The property is identified by the valuation office as a warehouse & premises with a rateable value assessment of £22,250 effective from 1st April 2023 For rates payable please contact the marketing agent.

RENT

Rent upon application

TERMS

The unit is available to lease on a full repairing and insuring basis for a term of years yet to be agreed.

SERVICES

We are verbally informed that all mains services exist. Any occupier should make their own enquiries.

VAT

All terms quoted are exclusive of VAT where appropriate.

LEGAL FEES

Each party are to be responsible for their own legal and professional fees.

EPC

Please contact the marketing agents for more information.

ANTI MONEY LAUNDERING

The successful lessee will be required to provide the usual information to satisfy the AML requirements when Heads of Terms are agreed.

VIEWINGS AND FURTHER INFORMATION

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