



TO LET

NEW BUILD WAREHOUSE

Gorsley Business Park, Gorsley, Ross-on-Wye, Herefordshire, HR9 7SE



1,430.67 sq m (15,400 sq ft)

Property Highlights

- New build warehouse development
- Capable of sub-division
- Directly adjacent to J3 of the M50
- 7.5m eaves
- 6 surface level roller shutter loading doors
- Translucent roof lights
- Vehicle parking
- Available from H2 2024

For more information, please contact:

Henry de Teissier
+44(0) 786 0821345
henry.deteissier@cushwake.com

Aric Asbridge
+44(0) 782 735 6012
aric.asbridge@cushwake.com

Or contact our joint agents, Kurt Wyman on the number below:

01452 380064

Pivot+Mark,
48-52 Baldwin Street,
Bristol,
BS1 1QB

cushmanwakefield.com



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Location

The property is located at Gorsley Business Park, which is a modern development in a strategic location directly adjacent to Junction 3 of the M50 Motorway at Gorsley near Ross-on-Wye in Herefordshire. The M50 provides access to Tewkesbury, Gloucester and the M5 Motorway in the East, and Monmouth, Ross-on-Wye and the M4 Motorway in the West.

Description

The property comprises a brand-new detached warehouse unit of steel portal frame construction, with a mixture of fairfaced precast concrete panels and insulated profile cladding to the elevations, under a pitched and profiled roof. Specification includes:

- Internal eaves height of 7.5m.
- Concrete loading apron.
- 6 level access roller shutter doors.
- Translucent roof lights.
- Car parking.

Mains Services

We understand the unit benefits from all mains services including electricity, water and drainage. Interested parties are advised to make their own enquiries regarding connectivity.

Energy Performance Certificate

To be confirmed on completion of the development.

Accommodation

All floor areas have been measured in accordance with the RICS Code of Measuring Practice (6th edition) on a GIA basis.

Accommodation	sq ft	sq m
Ground - Warehouse	15,400	1,430.67
OVERALL TOTAL	15,400	1,430.67

Quoting Rent

Rent on application.

Tenure and Terms

The property is available by way of a full repairing and insuring lease for a term of years to be agreed. Alternative consideration may be given to dividing the building, subject to interest.

Business Rates

To be assessed on occupation.

VAT

All figures quoted are exclusive of VAT.

Legal Costs

Each party is to bear their own legal and surveyors costs incurred in the transaction.

Anti-Money Laundering Regulations

In order to discharge its legal obligations, including under applicable anti-money laundering regulations, C&W will require certain information of the successful bidder. In submitting a bid, you agree to provide such information when Heads of Terms are agreed.

Important Notice

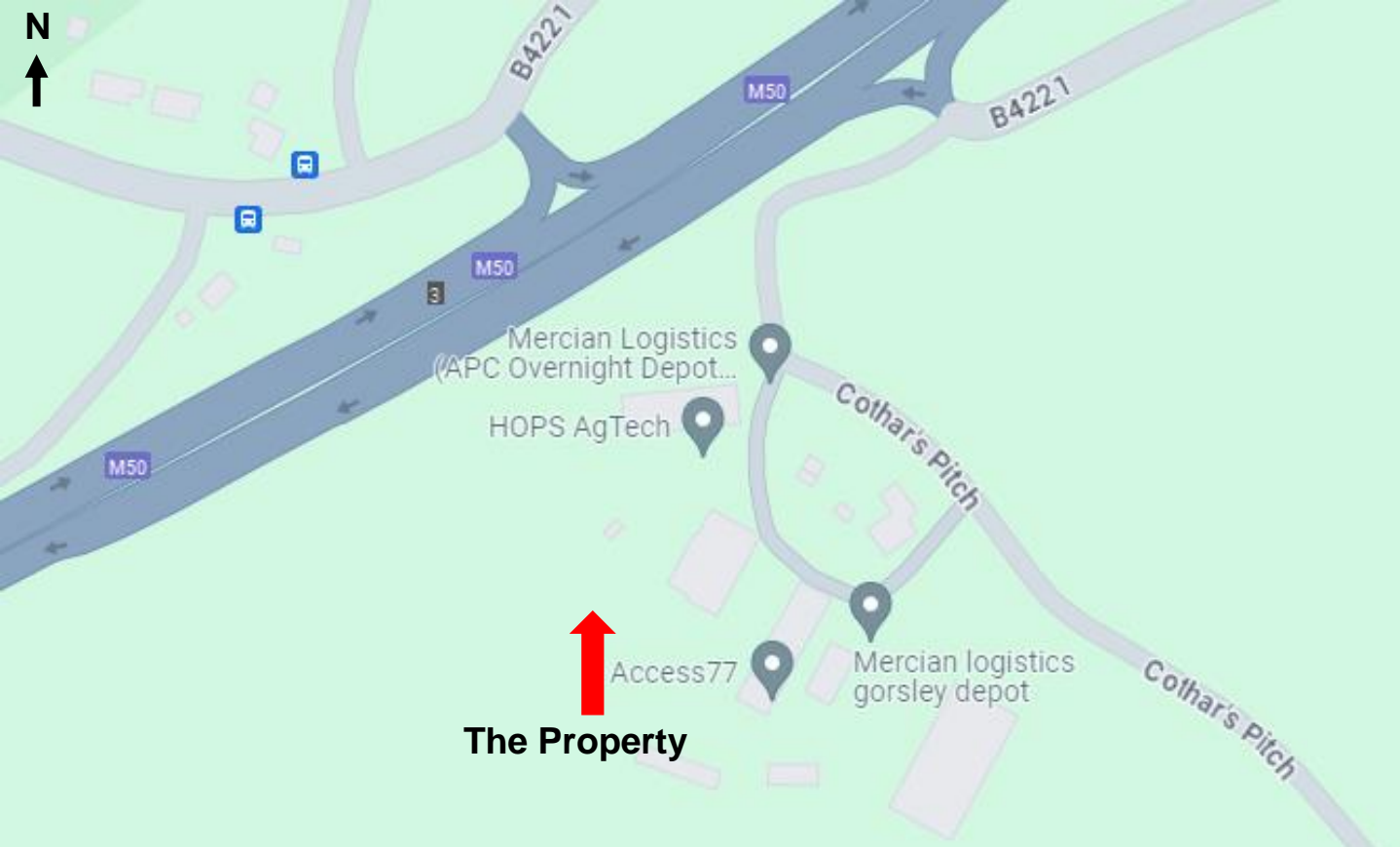
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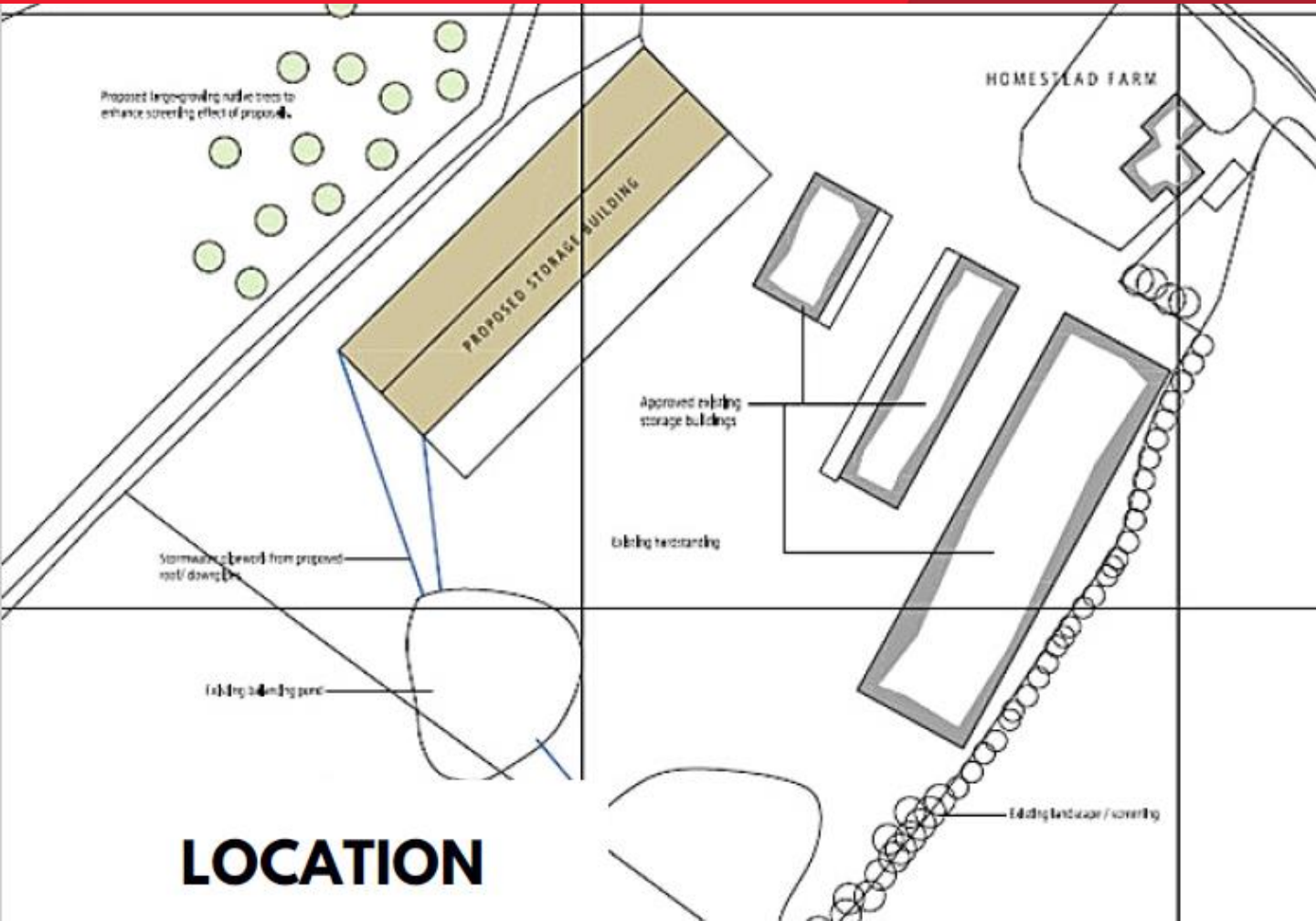
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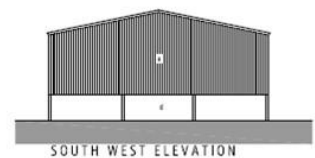
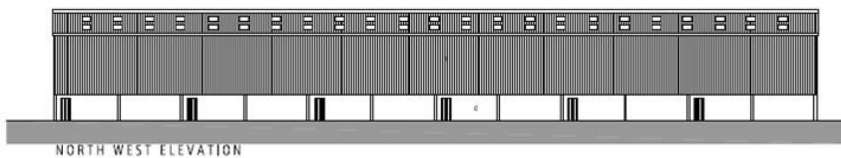
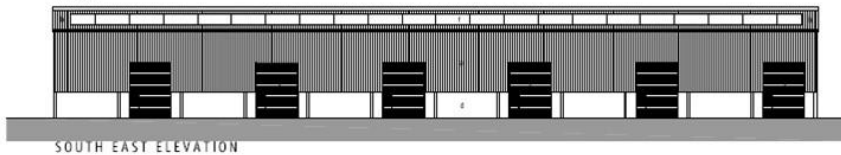


LOCATION

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KEY TO MATERIALS

- 1. Wall cladding - Dark green to match existing
- 2. Roof cladding - Same as existing
- 3. Floor to perimeter doors - Dark grey to match existing
- 4. All floor areas - Concrete
- 5. All walls - Dark grey to match existing
- 6. All roof areas - Dark grey to match existing
- 7. All ground areas



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