

TO LET

STORAGE UNIT

775 SQ FT (72 SQ M)

Kurt
Wyman

Surveyors & Property Agents



Unit 13, Gorsley Business Park, Cothars Pitch, Gorsley, Ross-on-Wye, Herefordshire, HR9 7SE

Excellent location directly adjacent J3 M50 Motorway



LOCATION

Gorsley Business Park occupies an excellent strategic location directly adjacent to Junction 3 of the M50 Motorway at Gorsley near Ross on Wye in Herefordshire.

Junction 3 gives access to both the Eastbound and Westbound carriageways with Tewkesbury and the M5 Motorway to the East and Ross on Wye, Monmouth and the M4 Motorway to the West.

DISTANCE TO MAIN CITIES

Gloucester - 13.3 miles
Worcester - 30.7 miles
Birmingham - 65.9 miles
Bristol - 47.2 miles
Cardiff - 51 miles

DESCRIPTION

A storage unit comprising the following features:

- Portal steel frame construction
- Concrete loading apron
- Roller shutter loading doors
- Translucent roof lights
- Vehicle parking

FLOOR AREAS

The property has a total floor area of approximately 775 Sq ft (72 Sq m) measured on Gross External Area basis (GEA).



KEY INFORMATION

RATING

TBC

QUOTING TERMS

The unit is available by way of new Full Repairing And Insuring lease for a negotiable term of years.

QUOTING RENTAL

£7,750 pa

LEGAL COSTS

Each party will be responsible for their own legal fees involved in the transaction.

VAT

All prices are quoted exclusive of VAT.

SERVICES

Mains electricity

WCs are provided via a communal welfare block.

NOTE : None of the services have been tested by Kurt Wyman Surveyors.

ENERGY PERFORMANCE CERTIFICATE (EPC)

EPC exempt



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**ALL VIEWINGS BY PRIOR
APPOINTMENT WITH KURT
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