



Sunderlands

Residential Rural Commercial

Chartered Surveyors • Commercial Property Consultants

STORAGE BUILDING NEW CROSS FARM, EDWYN RALPH, BROMYARD, HEREFORDSHIRE HR7 4NF



LARGE OPEN-PLAN BARN SUITABLE FOR A RANGE OF
STORAGE USES

- **Flexible terms**
- **Good height to eaves**
- **Secure and private site**
- **Additional space available by negotiation**

TO LET
£10,000pax

Location

The subject industrial property is situated on the busy, active farm known as New Cross Farm. The property is situated northeast of the city of Hereford and southwest of the city of Worcester, just to the north of the town of Bromyard. To be precise the building is situated 12 miles from Hereford and 13 miles from Worcester. There is good accessibility coming from the nearby M5 motorway, the nearest access point being junction 7.

Description

The Storage Barn at New Cross Farm comprises a large open-sided barn with a concrete base. The barn itself has a steel portal frame with fibre cement roof with skylights installed. It also has a good height to eaves of 4.75m with the Landlord being open to negotiation on the amount of space included.

Access is through an existing farmyard over level concrete. It is possible for larger vehicles to access the building without hindrance from other buildings on site.

Accommodation

The property has been measured on a gross internal area basis:

	Sqm	Sqft
Storage barn	696.77	7,500

Services

We understand the property benefits from mains electricity.

Business Rates

Not applicable to this property.

Terms

The premises is available to suitable tenants on flexible terms, subject to negotiation, at a rent of £10,000 per annum.

VAT

We understand VAT is not chargeable.

Legal Costs

Each side is responsible for their own legal costs.

Viewing

By appointment with the agents: Sunderlands
5a St Peter's Square, Hereford HR1 2PG
Tel: 01432 276202
Email: james.dillon@sunderlands.co.uk

The information in these particulars has been prepared as at 30 October 2020

