



# Sunderlands

Residential Rural Commercial

Chartered Surveyors • Commercial Property Consultants

## SECURE STORAGE YARD, THREE ELMS TRADING ESTATE HEREFORD HR4 9PU



SECURE OPEN STORAGE AREA LOCATED IN A POPULAR INDUSTRIAL  
AREA IN CLOSE PROXIMITY MAIN TRANSPORT LINKS

- **Open yard area with secure fencing**
- **Well situated with good access**
- **Extends to circa 20,000sqft**
- **Smaller parcel is available by negotiation**

**TO LET**  
**£18,000 pa for the Whole**

<b>Location</b>	The storage yard at Three Elms Industrial Estate is situated due west of Hereford city centre with access directly off Three Elms Road along Bakers Lane. In the local vicinity there are occupiers such as Hereford Industrial Supply, GB Electrical & Building Services as well as major retailers such as The Range and Annetts Fine Furniture.
<b>Description</b>	The subject property comprises a large open area of storage ground with secure palisade fencing and a secure, electronically locked access point. The site has recently been levelled and cleared completely, with there being the option to split the site into smaller parcels should this be the interest.
<b>Accommodation</b>	The total site size extends to approximately 1,858sqm (20,000sqft).
<b>Services</b>	We understand that there is electricity nearby which could be connected to if required. It must be stated at this point that the use of the yard is purely for open air storage and no other purpose.
<b>Business Rates</b>	The site was assessed in the 2017 Ratings List as Land Used for Storage and Premises at a Rateable Value of £21,750 per annum. Significantly this Rateable Value applies to the larger site on the whole and therefore the 20,000sqft area marketed in this brochure would be a lower figure.
<b>Term</b>	A flexible licence is offered to suitable tenants for the whole or part of the site for a minimum of 6 months at a rent of £18,000 per annum.  A smaller parcel is available by negotiation.
<b>VAT</b>	We understand that VAT is payable on the rent.
<b>Legal Costs</b>	Each side is responsible for their own legal costs incurred.
<b>Viewing</b>	By appointment with the agents: Sunderlands 5a St Peter's Square, Hereford HR1 2PG Tel: 01432 276 202 Email: james.dillon@sunderlands.co.uk

The information in these particulars has been prepared as at 18 December 2020.