



2 Fir Tree Lane, Rotherwas, Hereford, HR2 6LA



**2 Fir Tree Lane
Rotherwas
Hereford
HR2 6LA**

Summary of features

- Popular industrial area.
- Building footprint circa 12,000sqft.
- Incentives available for new occupiers.
- Secure site of circa 0.8 acres accessed directly off public highway.
- Minimum term of 5 years.

Asking Rent: £80,000pax

Situation:

2 Fir Tree Lane is situated on the established Rotherwas Industrial Estate, circa 2.5 miles south east of the city of Hereford. The site immediately adjoins the public highway known as Fir Tree Lane, which itself adjoins to the south Holme Lacy Road/ The Straight Mile.

Description:

The property comprises a detached, 2 storey former factory premises previously used for furniture storage. The building is situated centrally on a large rectangular plot totalling circa 0.8 acres with boundary fencing around the perimeter.

The main building comprises a dated steel framed factory premises which has been adapted over time with the addition of a suspended floor, office area and a single storey extension. Internally the unit is split into 3 areas at ground floor being office, open plan store and the single storey extension which is also used as storage. At first floor level there are 2 areas again being office and storage.

The building is accessed via pedestrian doors to the west and south, and also by 2 large roller shutter doors to the north.

Externally the plot extends to a total of 0.8 acres, with the building itself situated centrally on the plot. The usable yard area extends to circa 0.5 acres of concrete.

The site itself is accessed via 2 sets of large manually operated double gates, with the boundary comprising a mix of palisade and mesh wire fencing.

As far as we are aware the property has all necessary access rights, and there are no restrictions limiting hours of use.

Services:

We understand that the property benefits from mains services such as electricity and water.

Tenure:

The unit is offered To Let as a whole, with a minimum term of 5 years required at an asking rent of £80,000 per annum as separate units. Incentives are available.

Accommodation:

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

	Sqm	Sqft
<u>Ground Floor</u>		
Office Area	47.92	515.81
Open Plan Industrial	619.92	6,672.76
Lean too	372.74	4,012.14
Sub Total	1,040.58	11,200.71
<u>First Floor</u>		
Office Area	27.45	295.47
Storage	619.92	6,672.76
Sub Total	647.37	6,968.23
TOTAL	1,687.95	18,168.94

VAT:

VAT is chargeable in respect of the rent payable.

Business Rates:

The property is assessed in the Rating List effective 1 April 2023 as Store and Premises with a Rateable Value of £22,500.

Legal Costs:

Each side is to bear their own legal costs in the transaction.

Planning:

The most recent use was for furniture storage and shipping. This would fall into Planning Use Class B2/B8. A Tenant would be permitted to obtain change of use with Landlord consent.



Directions:

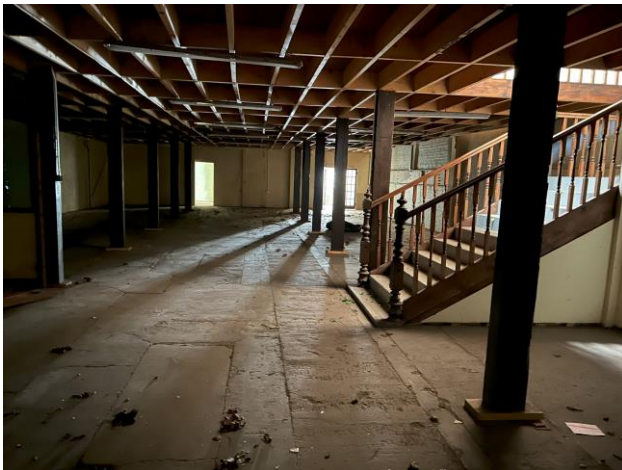
The subject property is located south-east of Hereford City. Head south along the A49, crossing Victoria Bridge and bearing left to stay on the A49/Ross Road. After 0.3 miles turn left at the crossroads on Holme Lacy Road. After approximately 2 miles turn left onto Fir Tree Lane. The property is located on the right hand side after approximately 100 metres.

Viewing Arrangements:

By appointment with the agents:
Sunderlands
Offa House St Peter's Square
Hereford
HR1 2PQ

Tel: 01432 356161 opt.4
Email: james.dillon@sunderlands.co.uk

The information in these particulars has been prepared as at 20 December 2024.



Sunderlands

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None of these statements contained in these particulars are to be relied upon as statements or representations of fact. These particulars are not an offer or contract or part of one. Floor plans are provided for guidance as to the layout of the property only. Room sizes and measurements are approximate only. Please note we have not tested the equipment, appliances and services in the property and interested parties are advised to commission appropriate investigation before formulating their offer for purchase. Sunderland's are a member of the 'Ombudsman for Estate Agents Scheme' OEA and therefore adhere to their Code of Practice. A copy of the Code of Practice is available on request.