



Sunderlands

Residential Rural Commercial

Chartered Surveyors • Commercial Property Consultants

UNIT 12, CROPPER ROW, HAIGH INDUSTRIAL ESTATE, ROSS-ON-WYE, HR9 5LA



WELL-LOCATED SECURE INDUSTRIAL UNIT
ON POPULAR TRADING ESTATE

- Useful mix of office and industrial space
- Yard area included
- 3-phase power supply
- Established industrial area
- Close proximity to major transport routes

ASKING RENT
£18,000 per annum exclusive

Location	Unit 12 Cropper Row is located on the popular and busy Haigh Industrial Estate which is accessed off Alton Road. Alton Road itself links to the busy A40 which itself provides access to the M50 dual carriageway linking Ross directly to the M5 motorway. The cities of Gloucester and Hereford are within half-an-hour of the subject property. Ross-on-Wye town centre is located approximately 1 mile west of the property, along with its associated amenities.														
Description	Unit 12 is a semi-detached unit located on the northern side of the Estate benefitting from an attractive external aesthetic with parking and secure yard. The unit itself comprises a monopitch steel portal frame with concrete floor with part-brick part-clad elevations. To the front of the property is both a pedestrian access point and a large roller-shutter door, with the roller-shutter door having a height of 4.1m and a width of 3.5m. The internal eaves height is 3.9m at the front of the building decreasing to 2.2m at the rear. Internally the unit comprises a large open-plan industrial area with rear fire escape, separate single-storey office and administrative area installed to one side. It comprises a single large open-plan office room, a small entrance foyer and self-contained kitchenette and WC. The unit has the benefit of a 3-phase power supply with parking to the front for 4 to 5 vehicles plus the aforementioned secure yard area.														
Accommodation	The property has been measured on a gross internal area as follows:- <table><tr><td></td><td>Sqm</td><td>Sqft</td></tr><tr><td>Open-plan workshop area</td><td>184.78</td><td>1,988.96</td></tr><tr><td>Office accommodation</td><td>30.08</td><td>323.78</td></tr><tr><td>Totals</td><td>214.86</td><td>2,312.73</td></tr></table>				Sqm	Sqft	Open-plan workshop area	184.78	1,988.96	Office accommodation	30.08	323.78	Totals	214.86	2,312.73
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Services	We understand all mains services are connected apart from gas.														
Terms	The property is available to lease at an asking rent of £18,000 per annum exclusive of outgoings. A minimum term of 3 years is requested, the landlord is open to negotiation on various points.														
Business Rates	As of 1 April 2026 the Rateable Value is £17,250.														
Service Charge	A service charge is payable in relation to the unit. Exact figures for the current period are being established as at the date of this brochure. Please contact the agent for more information.														
VAT	We understand VAT is chargeable in respect of the rent and service charge.														
EPC	The property has an energy performance rating of C.														
Legal Costs	Each side is to be responsible for their own legal costs.														
Viewing	By appointment with the agents: Sunderlands, Offa House, St Peter’s Square, Hereford HR1 2PQ Tel: 01432 356 161 (Opt.4) Email: james.dillon@sunderlands.co.uk														

The information in these particulars has been prepared as at 7 July 2026.