



Sunderlands

Residential Rural Commercial

Chartered Surveyors • Commercial Property Consultants

ROMNEY HUT 11, CHAPEL ROAD, ROTHERWAS INDUSTRIAL ESTATE, HEREFORD, HR2 6LD



WELL LOCATED OPEN-PLAN WORKSHOP UNIT

- 3-phase power supply
- Flexible letting terms
- Large open-plan layout
- Secure yet accessible area

RENT

£12,000 per annum exclusive

Location	Romney Hut 11 at Chapel Road is situated on the northern edge of the popular Rotherwas Industrial Estate just off Chapel Road. It is located in a row of 3 Romney Hut-style units immediately next door to the popular Hereford Clutch Clinic and opposite Independent Motor Factors Hereford. Other occupiers in the immediate vicinity include Ascalon Design, Taylor Lane Timber Frame and Radbournes.								
Description	The unit is positioned centrally within a block of 3 Romney Huts and benefits from a large vehicle entrance point, as well as separate pedestrian doors. The front of the building is spacious allowing for heavy goods vehicles to attend site, with the door allowing for easy HGV internal access too. Internally the building is maintained in good condition, comprising a large rectangular concrete base. The property benefits from a 3-phase power supply which enters the property at the rear, with a filled-in inspection pit present which could be reinstated if required. Externally there is parking to the front and we note that the vehicular access door to the unit has a width of 6.42m and a height of 3.2m.								
Accommodation	The property has the following area measured on a gross internal area basis:- <table><tr><td></td><td>Sqm</td><td>Sqft</td></tr><tr><td>Open workshop</td><td>318.42</td><td>3,427.44</td></tr></table>				Sqm	Sqft	Open workshop	318.42	3,427.44
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Services	The property benefits from a mains electricity connection.								
Terms	The premises are available to let to suitable tenants at an asking rent of £12,000 per annum on flexible terms.								
VAT	VAT is chargeable on the rent.								
Business Rates	The property has a Rateable Value of £5,700 meaning qualifying occupiers should be able to obtain maximum Small Business Rate Relief.								
Legal Costs	Each party is responsible for their own incurred.								
Viewing	By appointment with the agents: Sunderlands Offa House, St Peter’s Square, Hereford HR1 2PQ Tel: 01432 356 161 (Option 4) Email: / james.dillon@sunderlands.co.uk								