Sunderlands
Residential Rural Commercial

Chartered Surveyors • Commercial Property Consultants

UNIT 1C, CHASE INDUSTRIAL ESTATE, ALTON ROAD, ROSS-ON-WYE, HR9 5WA



WELL-LOCATED SECURE INDUSTRIAL UNIT ON POPULAR TRADING ESTATE

- **Useful mix of office and industrial space**
- **Meeting room with air conditioning**
- **3-phase power supply**
- **Established industrial area**
- **Close proximity to major transport routes**

For Sale or To Let
Asking Price £225,000 or £17,000 per annum

Offa House, St Peters Square, Hereford HR1 2PQ • Tel. 01432 356161 (op 4) • www.sunderlands.co.uk
t.reed@sunderlands.co.uk • james.dillon@sunderlands.co.uk

Location

Unit 1C is located on the well positioned Chase Industrial Estate which is accessed off Alton Road, close to the Royal Mail sorting offices. 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 less than 1 mile west of the property, along with its associated amenities.

Description

Unit 1C is an end of terrace industrial property. This two-storey property is of brick construction with a pitched pan tile roof and some single storey additions under a flat roof.

The ground-floor comprises a mixture of office, reception, warehouse with interconnecting loading area, wc and kitchenette, whilst the first floor is a meeting room/additional office space. There is also a storeroom on the eastern side of the building which only has external access. Access into the property is through UPVC French doors into the main reception, or a side door into an interconnecting hallway, which can also lead to the first floor. There is a roller shutter door (1.79m wide, and 2.5m high) into the warehouse and loading area. The property has air conditioning (on the first floor), and electric storage heaters.

Externally there are two parking spaces on the eastern side of the building, with around four more spaces to the south (along the fence neighbouring Alton Business Park).

Accommodation

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

	Sqm	**Sqft**
Ground Floor		
Reception	25.02	269
Office	23.80	256
Warehouse	97.83	1,053
Ground Floor Sub Total	**146.65**	**1,578**
First Floor		
Meeting room/Office	45.92	494
Outhouse		
Storeroom	4.73	51
Totals	**197.3**	**2,123**

Services

We understand mains electric, water and drainage are connected, with electric being three-phase.

Terms

The property is available for either sale or to let.

The sale of the freehold is with vacant possession at a price of £225,000. The property is also available on a new full repairing and insuring lease at an asking rent of £17,000 per annum exclusive of outgoings. A minimum term of 3 years is requested.

Business Rates

As of 1 April 2026, the Rateable Value is £8,500 meaning occupiers should be able to qualify for maximum Small Business Rate Relief.

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. Sunderlands 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.

VAT	We understand VAT is not chargeable in respect of the rent or sale price.
EPC	The property has an energy performance rating of E.
Legal Costs	Each side is to be responsible for their own legal costs.
Anti-Money Laundering	The purchaser is to provide sufficient ID to verify their identity to comply with AML regulations. A non-refundable fee of £18 (incl. VAT) per person will be charged to conduct AML checks, payable at the time of verification.
Viewing	By appointment with the agents: Sunderlands, Offa House, St Peter's Square, Hereford HR1 2PQ Tel: 01432 356 161 (Opt.4) Email: j.james@sunderlands.co.uk

The information in these particulars has been prepared as at 9 November 2026.





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. Sunderlands 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.