



# Sunderlands

Residential Rural Commercial

Chartered Surveyors • Commercial Property Consultants

## PHASE II RAMSDEN COURT, HAUGH ROAD ROTHERWAS INDUSTRIAL ESTATE HEREFORD HR2 6LR



**BRAND NEW WORKSHOPS/STORAGE UNITS WITH CAR PARKING  
CONSTRUCTED TO A HIGH SPECIFICATION ON A POPULAR,  
ESTABLISHED BUSINESS PARK**

- **Units between 78sqm & 87sqm approximately**
- **Potential to combine more than one unit if required**
- **Easy in/easy out terms if required**
- **Available imminently**

**TO LET FROM £125 PER WEEK EXCLUSIVE OF OUTGOINGS**

<b>Location</b>	Ramsden Court is situated on the Eastern side of Haugh Road towards its southern extremity, and alongside Phase I of Ramsden Court. Adjoining is Skylon Place whilst opposite is the Tomhead estate. Nearby occupiers include Denco Lubrication, ATN Europe together with MedX together with a range of other different commercial occupiers.
<b>Description</b>	Phase II of Ramsden Court comprises 2 terraces encompassing a total of 13 new units which has requisite dedicated car parking. The individual units have loading doors, pedestrian access doors together with internal lighting. There are shared WC facilities in Ramsden Court or alternatively tenants can fit out requisite welfare and office facilities to the units as all necessary services are provided. We understand the units will have an excellent eaves height and good Energy Performance Certificate rating.
<b>Floor Area</b>	The units will range in size from 78 sqm (840 sqft) up to 87 sqm (936 sqft) and it may be that more than one unit can be combined.
<b>Services</b>	We understand that sub-metered electricity is available together with mains drainage and water.
<b>Terms</b>	A new lease is offered to suitable tenants on flexible terms at rents starting from £125 per week up to £140 per week (for the larger units). In addition utility invoices will need to be paid by the tenant together with insurance.  If an occupier requires a longer, fixed term this can be negotiated.
<b>Service Charge</b>	The landlord will maintain and look after external areas and no service charge will be necessary.
<b>VAT</b>	The rent is subject to VAT.
<b>Business Rates</b>	The property is yet to be assessed but we are anticipating that all the individual units will be able to qualify for maximum Small Business Rate Relief as long as occupiers meet the appropriate criteria.
<b>Viewing</b>	By appointment with the agents: Sunderlands 5a St Peter's Square, Hereford HR1 2PG Tel: 01432 276 202 Email: <a href="mailto:t.reed@sunderlands.co.uk">t.reed@sunderlands.co.uk</a> <a href="mailto:james.dillon@sunderlands.co.uk">james.dillon@sunderlands.co.uk</a>

The information in these particulars has been prepared as at 18<sup>th</sup> October 2018