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**JONES
NORRIS
ADAMS**

CHARTERED SURVEYORS

STARTER UNIT INDUSTRIAL WAREHOUSES TO LET

**Ravenswood Court, Rotherwas Industrial Estate,
Hereford, HR2 6JX**

Individual Units of 625 ft² or 1,250 ft²



LOCATION

Rotherwas Industrial Estate is the premier established industrial location in Herefordshire, approximately 3.50 miles southeast of Hereford City Centre. The M50 Motorway is approximately 12 miles distant via the A49.

Ravenswood Court is centrally located on the Estate with access off Netherwood Road.





DESCRIPTION

Ravenswood Court comprises 14 starter light industrial units in two terraces together with shared yard and car parking areas.

The modern units are of steel portal frame construction with brick and blockwork lower walls and profiled steel roof coverings. The roofs are insulated and lined and have roof panels to provide natural light. The floors are floated reinforced concrete.

Each unit has a single full height up and over roller shutter door to the front and a separate pedestrian entrance door. Within each unit is an internal ancillary W/C block.

The units have an eaves height of approximately 3.00 metres.

AVAILABILITY

The units are available to let on new 5-year full repairing and insuring leases. VAT is not payable on the rent.

Unit	GIA M ²	GIA FT ²	Rent	Rateable Value	EPC Rating	STATUS
1	116.13	1,250	£12,500 pa	£8,200	C	LET
3	116.13	1,250	£12,500 pa	£7,900	B	LET
4	116.13	1,250	£12,500 pa	£7,800	E	UNDER OFFER
5	116.22	1,250	£12,500 pa	£8,200	D	AVAILABLE
6	58.06	625	£6,250	£4,400	C	UNDER OFFER
8	58.06	625	£6,250 pa	£4,400	C	LET
9	58.06	625	£6,250 pa	£4,450	D	LET
10	116.13	1,250	£12,500 pa	£8,700	C	AVAILABLE
13	58.06	625	£6,250 pa	£4,400	D	LET

For more information or to arrange a viewing, please contact:

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