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**JONES  
NORRIS  
ADAMS**

CHARTERED SURVEYORS

## STARTER LIGHT INDUSTRIAL/WAREHOUSE UNIT TO LET

**Unit 4 Twyford Road,  
Rotherwas Industrial Estate, Hereford, HR2 6JR**

**575 ft<sup>2</sup>**



### 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. Twyford Road is centrally located on the Estate with access off Netherwood Road.



## DESCRIPTION

Units 1-6 Twyford Road comprise a terrace of six single storey modern light industrial workshop units.

Unit 4 is situated mid-terrace and provides a modern light industrial unit ideal for a small business user.

The unit has an up and over roller shutter door to the front and a separate pedestrian entrance door. Within the warehouse is a WC amenity block and to the front are shared yard and car parking areas.

There is further shared car parking provision to the north of the terrace.

The eaves height is approximately 2.50 metres.



## AVAILABILITY

The unit is available to let on new 5-year full repairing and insuring lease.

VAT is not payable on the rent.

Unit	GIA M <sup>2</sup>	GIA FT <sup>2</sup>	Quoting Rent	Rateable Value	EPC Rating
4 Twyford Road	53.42	575	£5,750 pa	£4,100	TBC

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

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