



0207 491 0207

**JONES  
NORRIS  
ADAMS**

CHARTERED SURVEYORS

## STARTER UNIT INDUSTRIAL WAREHOUSES TO LET

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

**Individual Units of 625 ft<sup>2</sup> or 1,250 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.

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 <sup>2</sup>	GIA FT <sup>2</sup>	Quoting Rent	Rateable Value	EPC Rating
1	116.13	1,250	£12,500 per annum	£8,200	C
3	116.13	1,250	£12,500 per annum	£7,900	B
4	116.13	1,250	£12,500 per annum	£7,800	E
8	58.06	625	£6,250 per annum	£4,400	C
9	58.06	625	£6,250 per annum	£4,450	D
10	116.13	1,250	£12,500 per annum	£8,700	C
13	58.06	625	£6,250 per annum	£4,400	D

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

**Ian Norris**

[ian.norris@jnaproperty.com](mailto:ian.norris@jnaproperty.com)

07738 217 843

**Ted Papworth**

[edward.papworth@jnaproperty.com](mailto:edward.papworth@jnaproperty.com)

07789 363 306

