



0207 491 0207

**JONES
NORRIS
ADAMS**

CHARTERED SURVEYORS

INDUSTRIAL WAREHOUSES TO LET

**Units 2 & 3, Twyford Court,
Rotherwas Industrial Estate, Hereford, HR2 6JR**

4,503 ft² - 10,473 ft² available



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

DESCRIPTION

Twyford Court comprises two adjoining modern industrial warehouse units, each with a single roller shutter door.

There are generous yard and car parking areas to the front.

The eaves height is approximately 5.00 metres.

Unit	GIA M ²	GIA FT ²	Quoting Rent
Unit 2 Ground Floor Warehouse	554.58	5,970	On Application
Unit 3 Ground Floor Warehouse	418.40	4,503	
Total	972.98	10,473	

The Units were previously interconnected.



Unit	EPC	2017 RV	VAT
2	D	£28,750	The Property has been elected for VAT, therefore VAT is payable in addition to the rent
3	D		

AVAILABILITY

The buildings are available immediately either separately or together, by way of a new Lease direct from the Landlord.

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

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