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**JONES  
NORRIS  
ADAMS**

CHARTERED SURVEYORS

## INDUSTRIAL WAREHOUSE TO LET

**Units 1, Twyford Court,  
Rotherwas Industrial Estate, Hereford, HR2 6JR**

**4,500 ft<sup>2</sup> Warehouse with 2,500 ft<sup>2</sup> Mezzanine, Totalling 7,000 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 Court is centrally located on the Estate with access off Netherwood Road.

### DESCRIPTION

Twyford Court is a modern industrial estate of six units.

Unit 1 has a single roller shutter door and a steel deck mezzanine floor installed over part.

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

The eaves height is approximately 5.00 metres.

Unit	GIA M <sup>2</sup>	GIA FT <sup>2</sup>	Quoting Rent
Unit 1 Ground Floor Warehouse	418.00	4,500	On Application
Unit 1 First floor Mezzanine	232.26	2,500	
<b>Total</b>	<b>650.26</b>	<b>7,000</b>	



Unit	EPC	2017 RV	VAT
Unit 1 Twyford Court	D	£19,750	The Property has been elected for VAT therefore VAT is payable in addition to the rent

#### AVAILABILITY

The Property is available immediately by way of a new Lease direct from the Landlord.

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

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