



0207 491 0207

**JONES
NORRIS
ADAMS**

CHARTERED SURVEYORS

INDUSTRIAL WAREHOUSES TO LET

**Units 1,2,5&6, Wallbrook Court,
Rotherwas Industrial Estate, Hereford, HR2 6JG**

4,059 ft² - 20,704 ft² Units. Total available 28,911 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. Wallbrook Court is centrally located on the Estate with access off Netherwood Road.

DESCRIPTION

Wallbrook Court comprises two terraces of modern industrial warehouse units.

There are generous central yard and car parking areas.

Unit	GIA M ²	GIA FT ²	Quoting Rent
Unit 1 Ground Floor Warehouse	385.36	4,148	On Application
Unit 2 Ground Floor Warehouse	377.13	4,059	
Unit 5 Ground Floor Warehouse	1,157.38	12,458	
Unit 6 Ground Floor Warehouse	766.03	8,246	
Total	2,685.90	28,911	

Units 5 & 6, which form the whole of the western terrace and can be occupied together or separately.

Units 1 & 2, comprise separate warehouses within the eastern terrace.

All units have roller shutter loading doors and integral amenity blocks.

All units have a clear eaves height of approximately 3.50m.

Unit	EPC	2017 RV	VAT
1	E	£16,000	Currently not elected
2	D	£14,000	
5	C	£50,000	
6	D	(Combined)	

AVAILABILITY

The buildings are 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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