

1662

3 Serendipity House, Greytree
Road, Ross-on-Wye

Jonathan Preece
01989 768 555



[Office or Development Opportunity] A ground floor office situated in a period building comprising approximately 115 sq. ft. plus WC facilities. The office would have potential to convert into a bedsit subject to obtaining the necessary planning consent. Serendipity House is in a visible location at the junction of major routes into Ross-on-Wye and is located close to Morrisons and a large public car park and is undergoing extensive external repair and redecoration. The property is available to purchase on a long leasehold basis - offers in excess of £30,000.

Min	Max	Total	
10.7	10.7	10.7	SqM
115	115	115	SqFt
Leasehold	£30,000		Long Leasehold

4038

Solutions House, Whitchurch,
Ross-on-Wye

Parrys Commercial
01633 508508



[Office] Whitchurch is situated between the towns of Ross on Wye (6 miles) and Monmouth (5 miles) with easy access to both via A40 dual carriageway.

The property comprises a character stone building located together with gardens and car parking. The property offers a number of office suites that can be let either individually or as a whole. The offices all benefit from good natural light, Cat II lighting, wall mounted electric and data sockets and are carpeted throughout, in addition the offices all benefit from shared kitchen facilities and the majority of the suites have their own WC.

The accommodation is as follows:

Suite 1 - 30.37 SqM / 327 SqFt - £575 pcm

Suite 2 - 27.12 SqM / 292 SqFt - £510

Suite 3 - 10.96 SqM / 118 SqFt - £215

Suite 4 - 11.89 SqM / 128 SqFt - £225

Min	Max	Total	
10.96	80.34	80.34	SqM
118	865	865	SqFt
Leasehold	£215		Per Month

1811

Unit 4 Wolf Business Park,
Gloucester Road, Ross On Wye

Jonathan Preece
01989 768 555

[Office] Serviced and fully furnished offices to high standard in various sizes from 127 to 306 sq ft, available individually or as suites. Use of reception area, kitchens, wc's etc. Offices have their own BT telephone lines, individual entrance bell with intercom, and outside letterbox. The monthly fee includes local and water rates, electricity, heating, security, insurance and cleaning and use of common areas. Large conference room seating 30 on site for daily hire. Generous parking and circulation space. Only 1.5 miles from M50 Junction 4 via the A40, which fronts the estate. Contact agent for costings and available sizes and see website www.wolfbusinesspark.co.uk for more details.



Min	Max	Total	
11.89	28.43	222.04	SqM
128	306	2390	SqFt

Leasehold
Licence

On Application
On Application

4060

Suite N007, Wyastone Business
Park, Wyastone Leys, Monmouth

Wyastone Estate Limited
01600 890007

[Office] Suite N007 is a ground floor office with a South-facing window. Could accommodate 2 to 4 people. Flexible terms with easy-in easy-out licences from three months to three years. Fully serviced including internet, desks, chairs, heat, light, power, security and reception. Full range of additional services including meeting rooms, secretarial, postal and photocopying. Ample free parking. Business rates included.



Min	Max	Total	
12.3	12.3	12.3	SqM
132	132	132	SqFt

Leasehold

£250

Per Month

1903

31 High Street, Ross-on-Wye

Jonathan Preece
01989 768 555

[Retail or Office] The property comprises a ground floor retail unit with two upper floors plus basement and is located in the very centre of Ross on Wye. The property is in a prominent location and is visible from both the Market House and Gloucester Road. 31 High Street is available either to buy on a freehold basis or to let with the term to be by negotiation. The property is Grade II Listed.



Min	Max	Total	
16.5	16.5	16.5	SqM
178	178	178	SqFt

Leasehold

£7,000

Per Annum Exclusive

Freehold

£99,950

For Sale

1077

Unit 3, Wolf Business Park Alton
Road, Ross On Wye

Jonathan Preece
01989 768 555



[Office] Extensively refurbished offices to provide approximately 337 sqm (3630 sqft) of lettable office space plus kitchen wc's etc and parking spaces. Comprises nine offices available either individual offices or as suites. Office 1 298sqft (27.73sqm), Office 2 298sqft (27.73sqm), Office 3 298sqft (27.73sqm), Office 4 1327sqft (123.20sqm), Offices 5 - 7 1022sqft (95sqm), Office 8a 193sqft (17.90sqm) and Office 8b 193sqft (17.90sqm).

Min	Max	Total	
17.93	123.28	337.23	SqM
193	1327	3630	SqFt

Leasehold

On Application

4226

Office Suite, The Hom, Ross-on-Wye

Jonathan Preece
01989 768 555



[Office] Situated just outside the market town of Ross on Wye, a suite of two offices with shared WC and kitchen facilities and ample parking. The property benefits from night storage heating. The offices are situated in an attractive stone building, forming part of the farmyard to The Hom.

Min	Max	Total	
23.2	23.2	23.2	SqM
250	250	250	SqFt

Leasehold

On Application

4177

Unit 8 Brunel Workshops,
Ashburton Industrial Estate, Ross-on-Wye

Herefordshire Council Property
Services
(01432) 260845



[Industrial/Warehouse or Office] First floor office/workshop with communal car park, loading bay and toilets. Mains electricity and water available. Contact Melloney Smith (01432 260515)

Min	Max	Total	
27.9	27.9	27.9	SqM
300	300	300	SqFt

Leasehold £1,425

Per Annum Exclusive

4204

The Cowshed, Upper Twyford,
Hereford

Architype
01981 542111



[Office] Large, pleasant, light office available in a beautiful and idyllic rural setting near Twyford, only four miles south of Hereford and easily accessible to Ross and M50.

Situated in the smaller of two ecologically renovated stone barns, the office has a lockable, glazed entrance door and two double, glazed doors, one leading out into a courtyard and the other into a lawned garden. A large window gives views over the garden to the countryside beyond.

The office benefits from under floor heating provided by a biomass boiler, which also supplies unlimited hot water. There are 20 floor fitted power points, ample data and telephone points. Free broadband access is available. The new occupants will have use of the conference room with projection facilities in the same building, a kitchenette and an accessible WC. Colour printing up to A1 available on site at reasonable charge, and receptionist cover by arrangement.

Rent £480 pcm inc. rates, electricity, water and heating + VAT on short term renewable lease. Up to 6 allocated parking spaces available.

Min	Max	Total	
29.2	29.2	29.2	SqM
314	314	314	SqFt

Leasehold £480 Per Annum + VAT

4173

Office, Benarth, Wormbridge,
Hereford

SW Quan

[Office] Attractive suite of offices to let in recently restored old vernacular timber framed building beside the A465 near Wormbridge. Total area 150 SqM (approx 1,600 SqFt) with smaller units available if required.

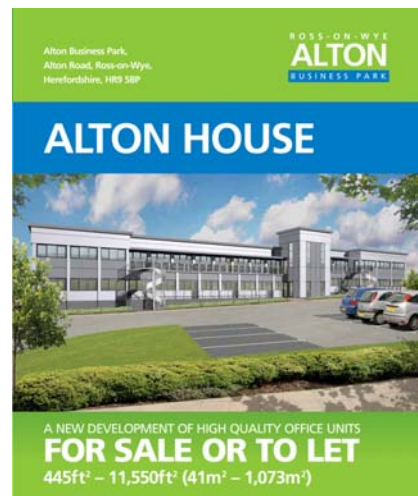
Min	Max	Total	
37.20	150	150	SqM
400	1615	1615	SqFt

Leasehold On Application

4126

Alton House, Alton Business Park,
Alton Road, Ross-on-Wye

Jonathan Preece
01989 768 555
Parrys Commercial
01633 508508



[Office] Alton House is a new development of high quality office units for sale or to let. Alton House is located in a prominent position at the front of Alton Business Park. The building has been constructed to a very high standard, set in landscaped grounds with car parking to the front and rear.

The units will be built to meet your specification. From 446 SqFt to 11,553 SqFt you can tailor your office space to meet your specific needs. Each unit has its own designated entrance, is self contained with single disabled WC and kitchen area and is fully DDA compliant. Designated car parking spaces for each unit. High speed broadband available.

Min	Max	Total	
41.499	1073.3	1073	SqM
446	11553	11550	SqFt

Leasehold
Freehold

3603

Industrial, Warehouse and Office
Premises Stowfiel, Lower
Lydbrook

Alder King
01452 623290



[Industrial/Warehouse or Office] Self-contained site provide industrial, warehouse and office accommodation in individual units from 2,206sq.ft to 122,093 sq.ft and totalling 315,193 sq.ft with extensive yard and car parking areas. Site consists of the following: Building 1 and industrial/warehouse of 43,572 sq.ft and offices of 5,837sq.ft at each end - eaves height 7.2m. Building 2 industrial/warehouse of 122,093 sq.ft including two storey offices of 5,004sq.ft and internal working height of 8.2m. Building 3 42,401sq.ft including cellar of 1,1216sq.ft. and working height of between 3.2 and 6.3m. Building 4 - two storey building of warehouse, industrial, studio area and offices totalling 66,392 sq.ft. Office building over two stories totalling 11,630sq.ft. available as whole or subdivided. Building 5 - two storey industrial / warehouse with offices totalling 7,966 sq.ft. Building 6 single storey warehouse/industrial of 18,933 sq.ft internal working height 5.2m - 5.6m. Building 7 single storey office of 2,206sq.ft. (Cost per sq.ft = from £1.30)

Min	Max	Total	
204.94	11342.62	29282.14	SqM
2206	122092	315193	SqFt

Leasehold £13.99 Per sq.m

3573

First Floor Offices, Cantilupe
Road , Ross on Wye

Jonathan Preece
01989 768 555



[Office] Separately accessed first floor offices with the benefit of ground floor reception in a prominent central location in Cantilupe Road. Property comprises ground floor reception office and store,. On the second floor a further store area, eight offices ranging from 6.88 sq.m to 20.79 sq.m, ladies and gents WC's. Total area is 228.39 sq.m (2459 sq.ft.)

Min	Max	Total	
228.45	228.45	228.45	SqM
2459	2459	2459	SqFt

Leasehold On Application

3691

Detached Building, Eaton Bishop,
Near Hereford

Sunderlands & Thompsons
(01432) 356161

[Development Opportunity or Office] Detached building of modern block construction with yard area of approximately 600 sq.m. Approx gross external floor area of 138sq.m. Mains water, electricity and car parking available.

Min	Max	Total	
606.28	606.28	606.28	SqM
6526	6526	6526	SqFt

Leasehold Negotiable