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**JONES
NORRIS
ADAMS**

CHARTERED SURVEYORS

INDUSTRIAL WAREHOUSE TO LET

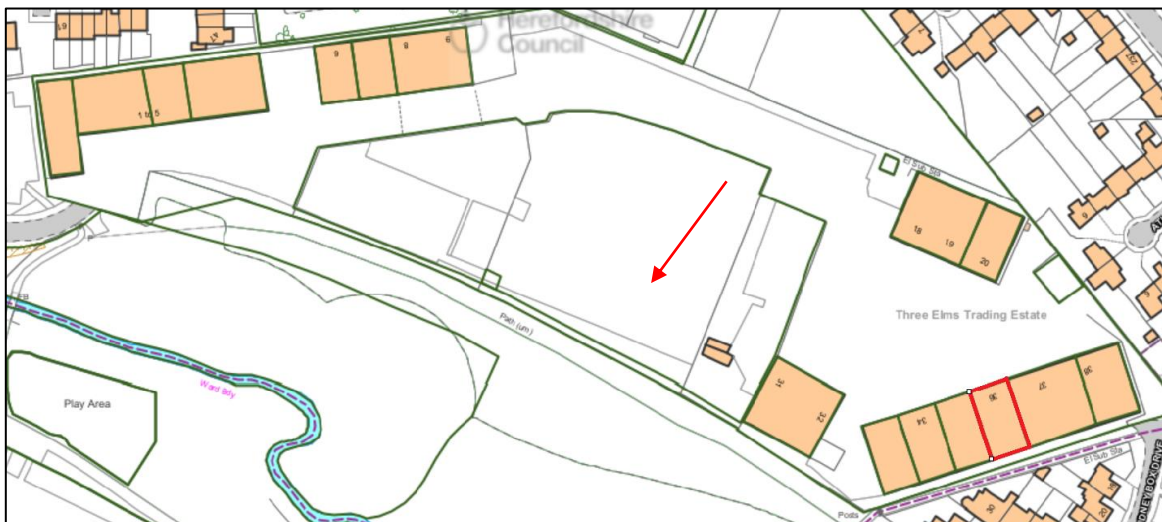
Unit 36, Three Elms Trading Estate, Hereford, HR4 9PU

Individual Unit of 3,846 ft²



LOCATION

Three Elms Trading Estate is approximately two miles north-west of Hereford City Centre and is an established industrial location with good road links. It is accessed via Bakers Lane which leads off Three Elms Road (A4110).



DESCRIPTION

Three Elms Trading Estate comprises a range of modern industrial units together with shared yard and car parking areas.

Unit 36 Three Elms is a mid-terraced industrial warehouse with two storey offices to the front. Two additional mezzanine floors have been constructed within the warehouse, providing further well-appointed office accommodation and storage areas. There are WC and shower facilities to the rear.

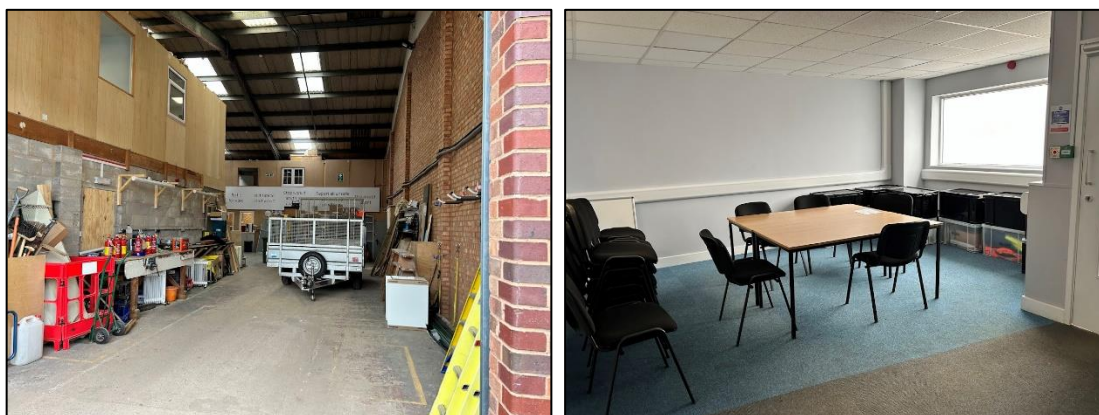
Construction is of steel portal frame with brick walls and a concrete floor. There is a profile sheeted roof with translucent panels. There is a single electric roller shutter door at the front of the unit with a separate pedestrian doorway. The windows are double glazed UPVC. The unit has three phase electricity supply.

The office accommodation is fitted with carpeted floors, waist height power trunking and electric wall mounted heaters.

FLOOR AREAS

Area	Size m ²	Size ft ²
Warehouse GIA	265.80	2,866
Mezzanine GIA	91.51	985
Total GIA	357.31	3,846

The unit has an eaves height of approximately 4.40 metres.



AVAILABILITY

The unit is available to let on new 5-year full repairing and insuring lease. VAT is also payable on the rent.

Unit	GIA M ²	GIA FT ²	Quoting Rent	Rateable Value	EPC Rating
36	357.31	3,846	£25,000 per annum	£14,500	E

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

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