

INDUSTRIAL / WAREHOUSE -TO LET

**UNIT 2
KIRBYS YARD
WHITCHURCH
HEREFORDSHIRE
HR9 6DR**

1,171 sq m (12,615 sq ft)



Property Highlights

Warehouse/ Commercial Unit in Excellent Condition
Two Adjoining Units Capable of sub-division
Directly adjacent to A40
Gated Compound
2 surface level roller shutter loading doors
Translucent roof lights
Vehicle parking
PV Panels and Battery Storage
Air Conditioning Unit
Available from 1st November 2025

TO LET Commercial Buildings

UNIT 2 KIRBYS YARD WHITCHURCH HEREFORDSHIRE HR9 6DR



Location

The property is located at Whitchurch, which is a modern development in a strategic location directly adjacent to the A40, and in short distance of the M50 Motorway. The A40 provides access to Ross on Wye, M50, Tewkesbury, Gloucester and the M5 Motorway in the East, and Monmouth, South Wales and the M4 Motorway in the West.

Description

The property comprises a modern detached warehouse unit of steel portal frame construction, with insulated profile cladding to the elevations, under a pitched and profiled roof.

Specification includes:

Internal eaves height of 4.5m.

Concrete loading apron.

2 level access roller shutter doors.

Translucent roof lights.

Carparking.

Tea Room

Toilet Block

Mezzanine Floor

Mains Services

We understand the unit benefits from all mains services including electricity, water and drainage.

PV panels are located on the roof of the property with benefit of this supply for the tenants use.

Two Air Conditioned Units

Accommodation

All floor areas have been measured in accordance with the RICS Code of Measuring Practice(6th edition) on a GIA basis.

Accommodation	Sq ft	Sq m
Ground -Warehouse	7,215	670
	5,400	501
OVERALLTOTAL	12,615	1,171

Quoting Rent

Rent on application.

Tenure and Terms

The property is available by way of a full repairing and insuring lease for a term of years to be agreed. Alternative consideration may be given to dividing the building, subject to interest.

Business Rates

To be assessed on occupation.

VAT

All figures quoted are exclusive of VAT.

Legal Costs

Each party is to bear their own legal and surveyors costs incurred in the transaction.

Anti-Money Laundering Regulations

In order to discharge its legal obligations, including under applicable anti-money laundering regulations, RG & RB Williams will require certain information of the successful bidder. In submitting a bid, you agree to provide such information when Heads of Terms are agreed.

Kirbys Yard, Whitchurch, Ross-On-Wye, HR9 6DJ

