



Unit 4 The Old Forge Industrial Estate, Peterchurch, Hereford, HR2 0SD

£18,000 P.A

jackson
property

- **Detached Industrial Unit**
- **Circa 2500 square feet**
- **Ample Parking and Private Gardens**

- **Extensive internal unit with Mezzanine and office space**

Description

Unit 4 The Old Forge is a detached industrial unit that boasts double glazing, brick elevations and private garden.

The building comprises properties mainly of an open plan space with additional mezzanine, separate office, kitchen and W/C's. Externally there is extensive parking to the side of the building and an area to the front.

Information

VAT Not applicable as far as we are aware.

Business Rates: The premises is assessed in the 2023 Rating List as a Workshop and Premises with a rateable value of £8,100.

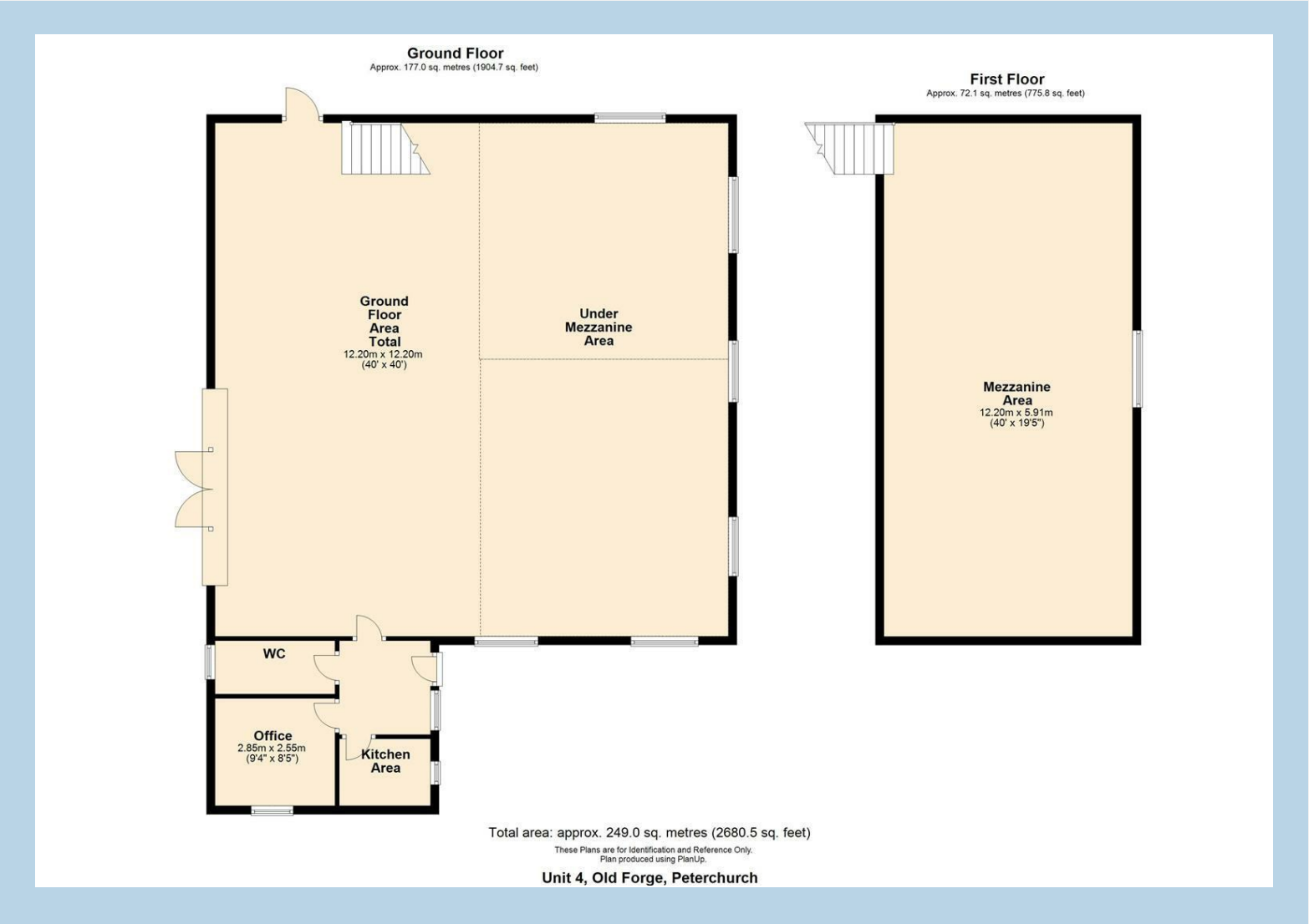
Legal Costs: Each side is responsible for their own legal costs incurred.

Measurements Area m²/unit

Ground floor workshop - 72.63
 Ground floor office - 18.71
 Ground floor area under supported floor - 71.59
 Mezzanine floor internal storage - 71.59
 Total - 234.52 Area m²/unit







Energy Efficiency Rating

Very energy efficient - lower running costs	Current	Potential
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

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Jackson Property may be entitled to commission from other services offered to the Client or a buyer including but not only the following services: Conveyancing, Mortgage, Financial advice, Surveys etc. An average referral fee is defined as £100+vat.