



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 m<sup>2</sup>/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 m<sup>2</sup>/unit







**Energy Efficiency Rating**

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

England & Wales EU Directive 2002/91/EC

**Environmental Impact (CO<sub>2</sub>) Rating**

Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
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Not environmentally friendly - higher CO <sub>2</sub> 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.