



FOR SALE – FREEHOLD

Tel: 0117 984 8400

Gelpack Industrial, Stoney Street, Madley, Hereford, HR2 9NQ

Detached Industrial Warehouse Unit on a large site

Size approx. 38,261 sq ft (3,554.57sq m)



- Only 7 miles south west of Hereford
- Large secure site with separate delivery and parking access
- High bay warehouse to front
- 17 Miles from the M50 Motorway

**LOCATION**

The subject Property is situated on Stoney Street in Madley and is only 7 miles south west of Hereford Town Centre which is a 15 minute drive time. The M50 Motorway is only 17 miles south east. The site abuts the old Madley Airfield. There are a number of industrial facilities in the immediate surroundings. Local occupiers include BT Communication Centre, Prior's and Stoney Street Garage.

DESCRIPTION

The Property comprises two industrial warehouse units. The main larger warehouse has block elevations with single skin cladding with a truss frame above and a minimum eaves height of 6.99m. There are 3 roller shutter doors providing vehicular access to the main warehouse. Internally, there is a 2 storey office block in part with welfare facilities. At the end of the warehouse there is a canopy loading area with a lean too roof. To the front is a separate more modern high bay warehouse of steel portal frame construction with clad elevations. This front warehouse benefits from 2 roller shutter loading doors. Both units benefit from gas radiant heating and a serviced sprinkler system throughout.

Externally there is a large car park and separate yard area; both areas benefit from separate vehicular access routes. The overall site comprises approximately 2 acres.

The Property will be sold with Vacant Possession. All machinery, equipment and silo tanks will be removed by the vendor.

SERVICES

We understand all mains services are connected to the property including gas, water, drainage and electricity. Any purchaser should however make their own enquiries.

PLANNING / USE

All interested parties to make their own enquiries with the Local Planning Department. We understand the property benefits from B1(c), B2 and B8 use.

TERMS

The property is available by way of a freehold sale.

VAT

All figures quoted are exclusive of VAT if applicable. Interested parties are advised to make their own enquiries.

LEGAL FEES

Each party is to be responsible for their own legal costs incurred in connection with any transaction.

ACCOMMODATION

The Property comprises a Gross Internal Area of:

	Sq Ft	Sq M
Front Warehouse	5,967	554.37
Main Warehouse	27,767	2,579.65
Offices	1,865	173.27
Open Bay	2,662	247.31
Total GIA	38,261 sq ft	3,554.57sq m

EPC

An EPC will be available in due course.

VIEWINGS AND FURTHER INFORMATION

For an appointment to view or for further information please contact the sole selling agents:

Robert Brophy BNP Paribas Real Estate
Tel: 0117 984 8450 / 07887 058 702
Email: robert.brophy@bnpparibas.com

Jeremy Hughes BNP Paribas Real Estate
Tel: 0117 984 8413 / 07990 557 403
Email: jeremy.hughes@bnpparibas.com

May 2018 - SUBJECT TO CONTRACT

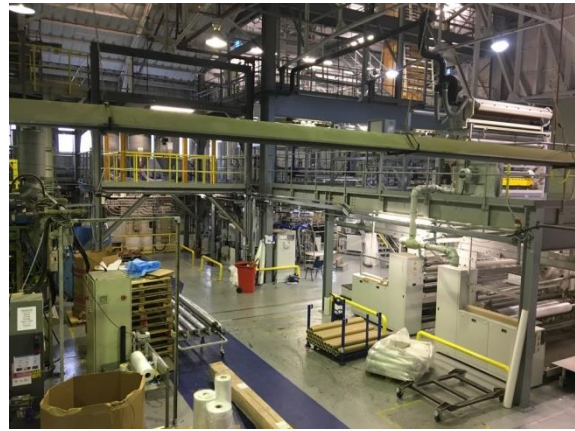


*External Silo Tanks will be removed





Front Warehouse with high eaves.



Main Warehouse. All machinery has been removed.

