

Hill Court Estate

## Premium Managed Office Space

**7,800 Sq. ft. TO LET**  
(Two floors approx. 3,900 Sq. ft. each)

Approx. 2 miles to  
Ross-on-Wye town centre

Approx. 19 miles to  
Hereford town centre

Approx. 20 miles to  
Gloucester town centre

M50 approx. 6 miles  
M5 approx. 24 miles via A40

Hill Court, Walford,  
Ross-on-Wye HR9 5QN



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# The Estate

Situated in the south Herefordshire town of Ross-on-Wye, Hill Court provides the perfect setting for these premium quality serviced offices.

Tenants will benefit from two floors of high quality flexible office accommodation. The Hill Court Estate is accessed by secure building access control and via a private driveway leading to a serviced reception and the lettable scape. A stairway and passenger lift form part of the central entrance area which includes dedicated kitchenettes and toilets on each level.

## Hill Court

Hill Court, then called The Hill, was built for Richard Clarke (d 1702), then of Old Hill Court, from 1698 onwards. The design of the house and garden, has been attributed to John Kyrle (Daniels and Watkins 1994, 18). The work was completed over the six years following Clarke's death by his brother Joseph. In the mid C18 the house was heightened and extended by the addition of symmetrical wings.

Following the death of Jane Clarke in 1806, the estate passed to Kingsmill Evans, grandson of Thomas Evans and Alice Clarke, Jane's aunt. He left the house to his nephew, Kingsmill Manley Power (d 1888). In 1890 the property was sold to Major Lionel Trafford whose family lived there until 1932. In the early 1990s the property was sold to a German polymer solutions company who extended and converted it for premium office use.



# The Offices

Hill Court Estate's office suites provide premium flexible office space over two floors and includes the following facilities:

- Private offices
- Desk bays
- Kitchenette
- Site maintenance team
- Dedicated toilets
- Disabled access
- Passenger lift
- Underfloor heating
- Café area
- Stunning gardens

Please note that no legal costs or VAT is included in the rent and all parties are to arrange their own legal costs. Figures quoted are exclusive of VAT but may be liable to VAT at the prevailing rate. No fixed lease term has been quoted as this is available to be negotiated and agreed upon by all parties. Terms will be based on full repairing and insuring lease.



## EPC

This building has a rating of B50.

## Business Rates

Each suite will need to be separately assessed for rating purposes.

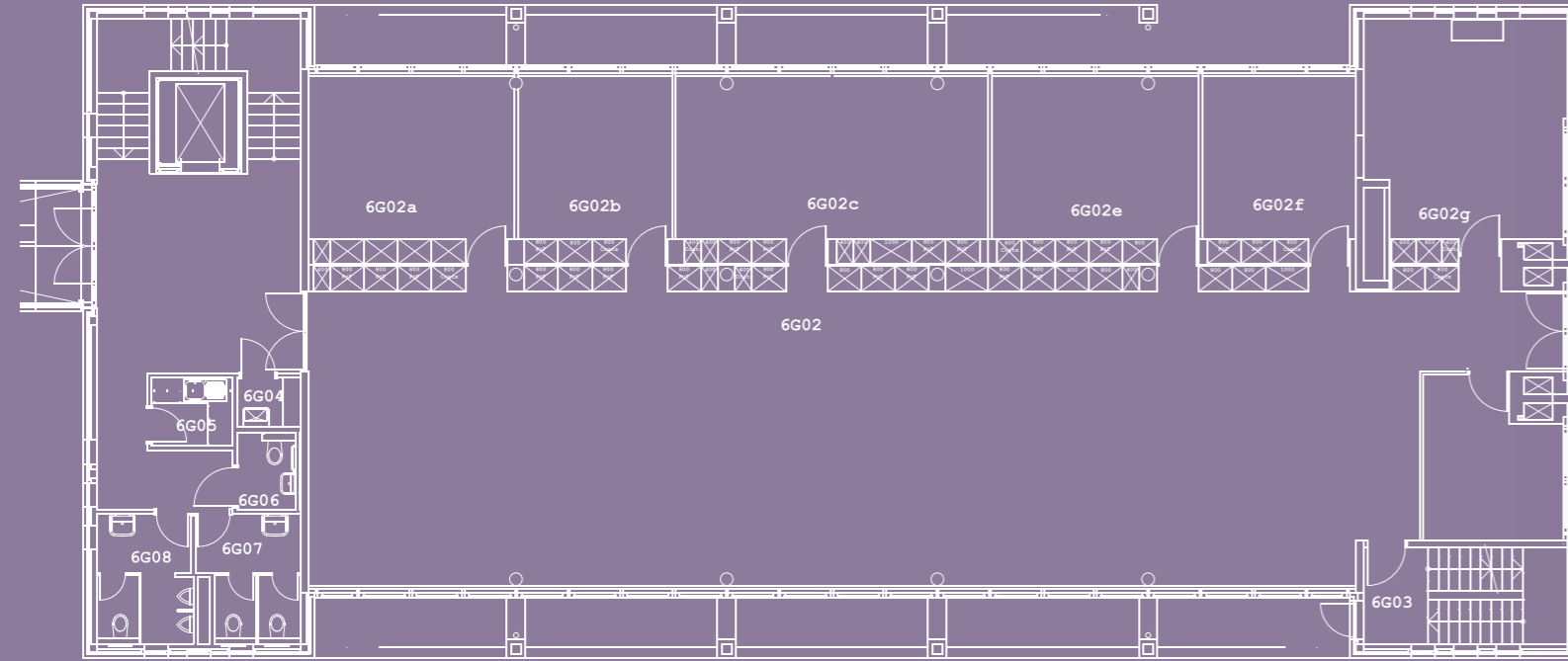
## Tenure

Offered by way of full repairing and insuring lease which will incorporate a service charge to cover external and common area maintenance.

## Legal

Each party to pay their own legal costs incurred in the transaction.

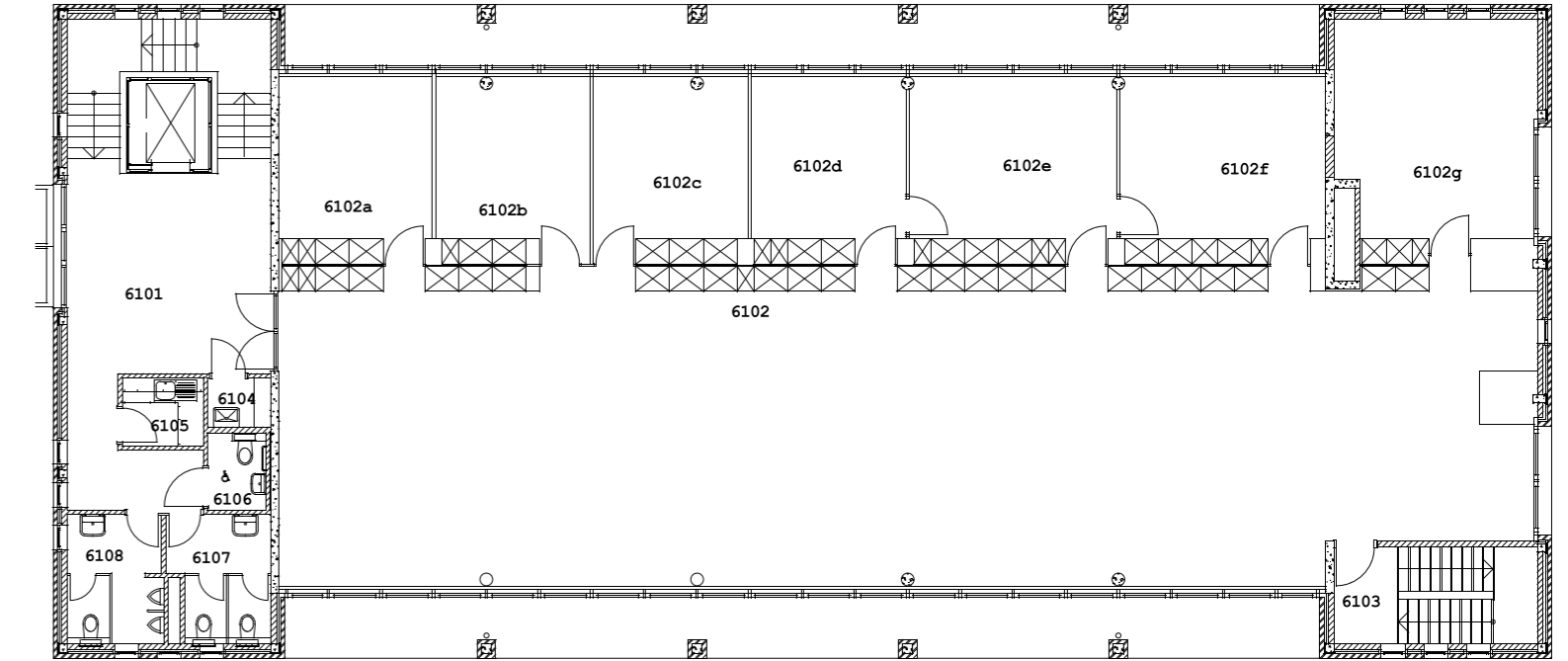
# Ground Floor



Office 1:  
3,900 Sq. ft. (approx.)



# First Floor



Office 2:  
3,900 Sq. ft. (approx.)

IMPORTANT NOTICE Hill Court Estate is not authorised to make or give any representations or warranties in relation to the property. Hill Court Estate assumes no responsibility for any statement that may be made in these particulars. The particulars do not form any part of any offer or contract and must not be relied on as statement of fact. The text, photographs, measurements and any plans are for guidance only. Hill Court Estate has not tested any services, equipment or facilities. Purchasers or lessees must satisfy themselves by inspection or otherwise. August 2020.