



Hill Court Estate

Premium Managed Office Space

TO LET

3,900 to 7,800 sq. ft.

(362.32 to 724.64 sq. m.)

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

Available as a whole or on a floor by floor basis

21 car parking spaces plus visitor car parking spaces are available (additional may be available by separate negotiation)



The Estate

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 1982. 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

Access to Hill Court is via a secure entry system leading to a private driveway through the grounds leading to a serviced reception.

Hill Court is owned and occupied by Rehau as their UK Head Quarters.

Building 6 is currently available and comprises two-storey offices being of a mixture of open plan and smaller offices.

In terms of specification and facilities, the offices benefit from:

- Suspended ceilings
- Free standing/desk mounted lighting
- Perimeter trunking
- Carpet tiles
- Underfloor heating
- Suspended floors
- Access control
- Kitchen and W.C facilities on each floor
- Stairs and lift access.

In addition, the following shared facilities are also provided:

- Reception
- Café/canteen area
- Access to gardens/running route
- Water dispensers
- Site maintenance team.

Meeting rooms are also available to be used by way of a booking system at an additional charge.

21 car parking spaces are available in the staff car parking and the visitor car parking can be shared (subject to tenant use). Additional spaces may be available by way of separate negotiation.



Tenure

The offices are available as a whole or on a floor by floor basis on a new full repairing and insuring lease (by way of a service charge to cover the maintenance of the external and common areas) on terms to be agreed.

Rental

Upon application.

Business Rates

The property currently has a single assessment therefore Building 6 will need to be separately assessed.

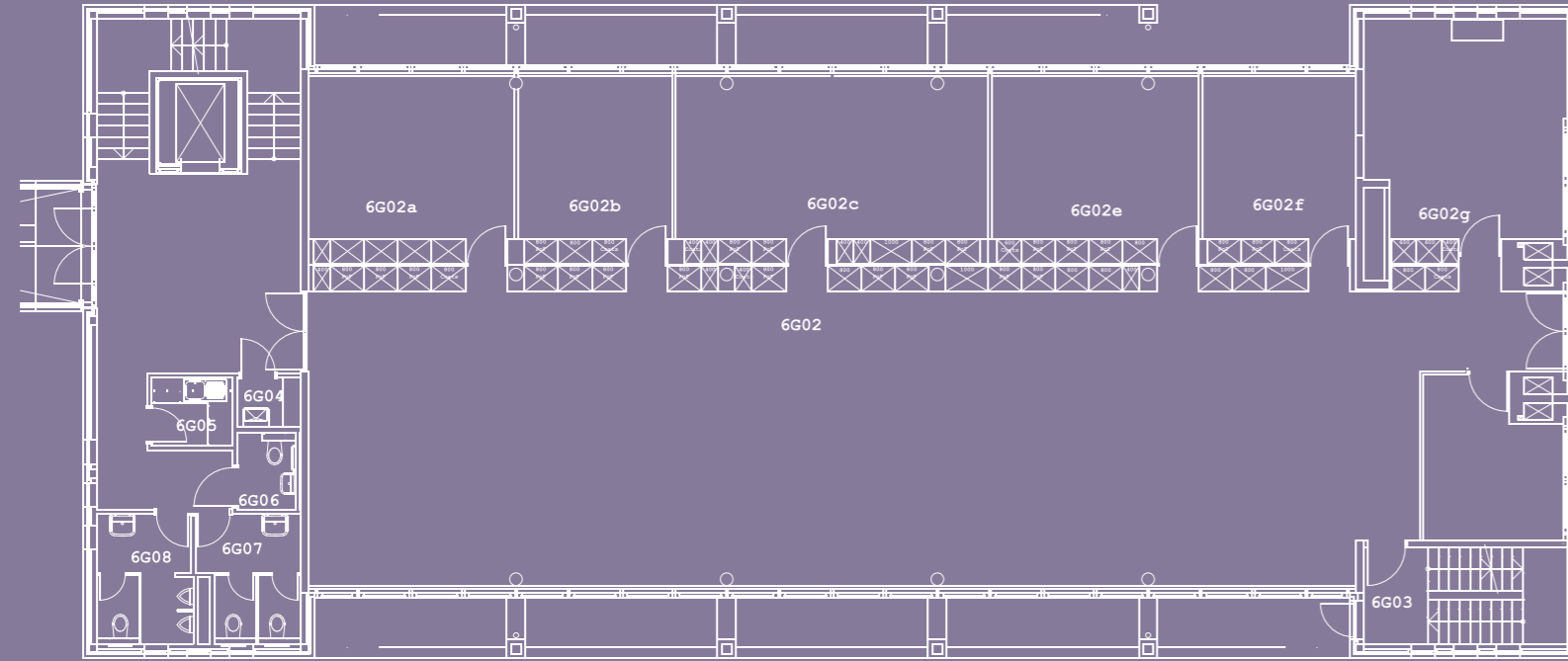
EPC

Ground floor – Rating: C (52).
First floor – Rating: B (48).

Legal Costs

Each party to bear their own costs.

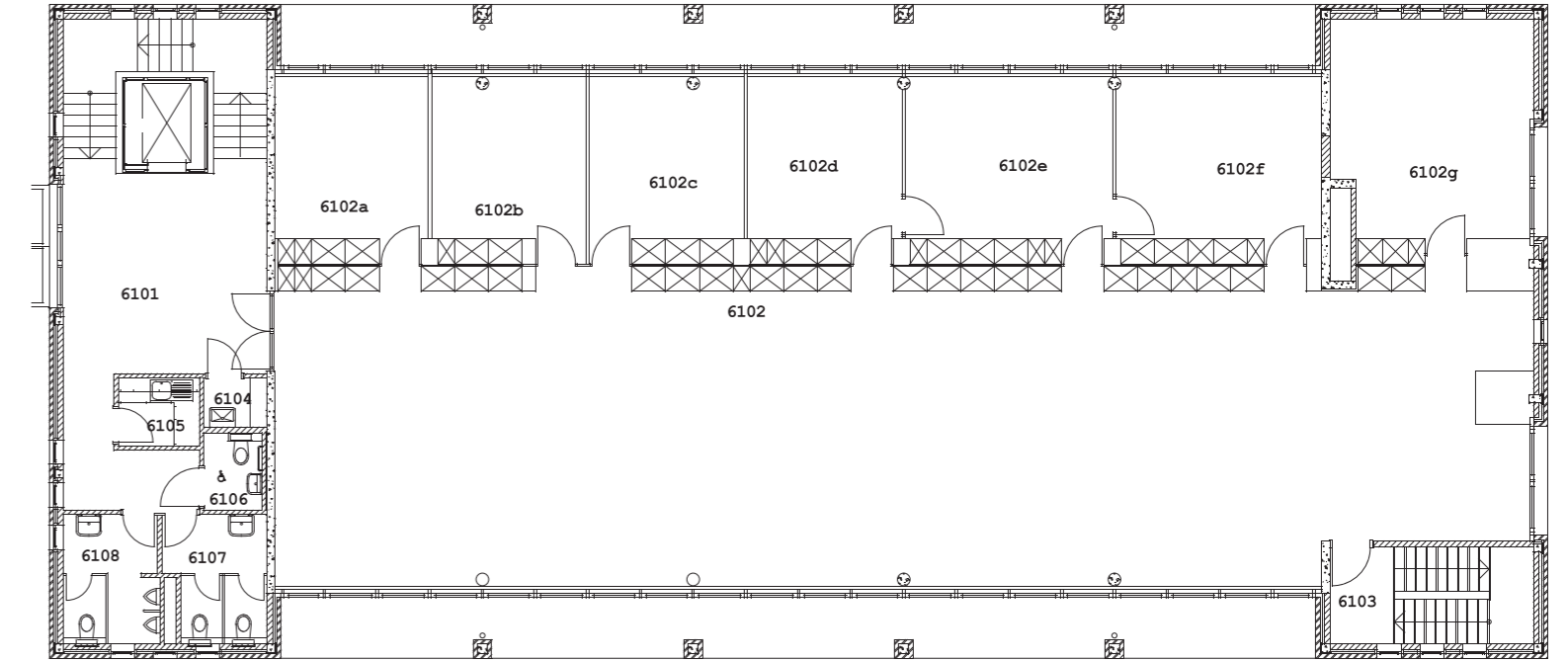
Ground Floor



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

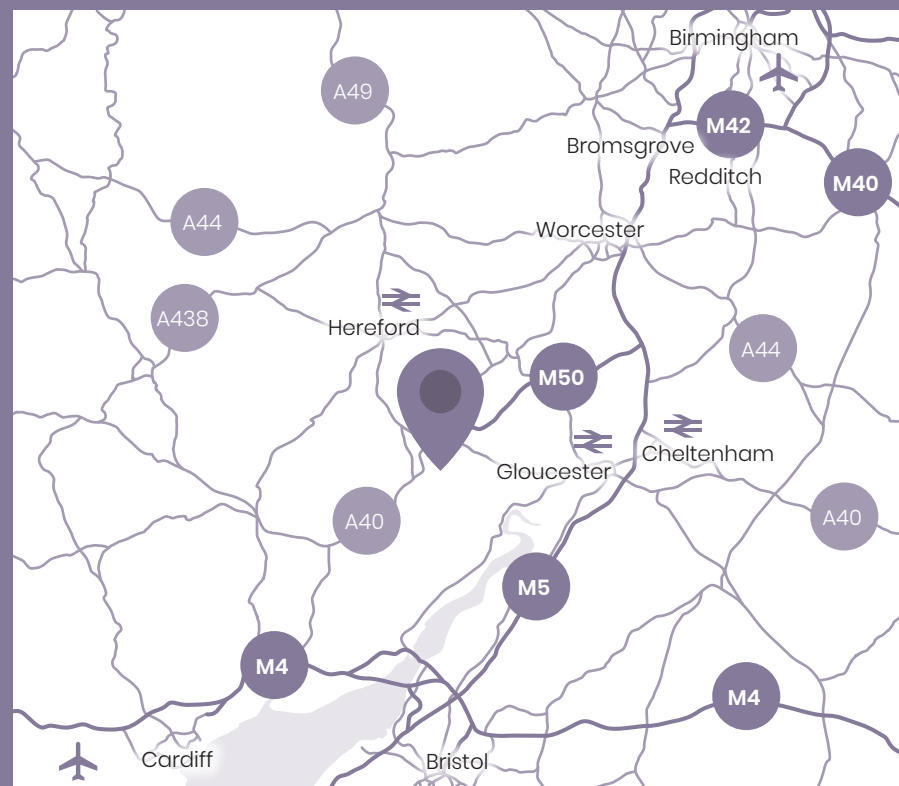
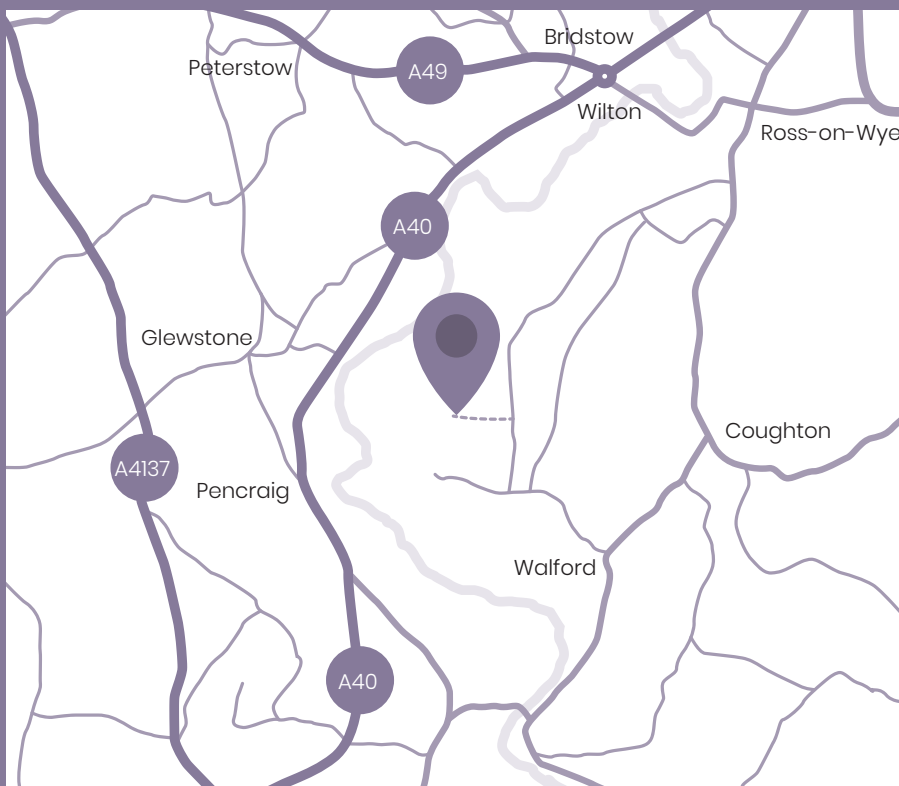


First Floor



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

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

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www.hill-court.co.uk

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