

For Sale

Modern Industrial / Cold Store Premises

CBRE

ANDREW DIXON
& COMPANY

Former Ornuva Ingredients Premises, Hazel Park

Dymock Road,
Ledbury,
Herefordshire
HR8 2JQ

///cowering.roughest.coffee



Total area: **43,056 sq ft (4,000 sq m)** on **4.45 ac site (1.76 ha)**

(Approximate Floor Areas Based on Valuation Office Agency Measurements)

KEY FEATURES



43,056 sq ft (VOA Measurements)

EXISTING COLD, AMBIENT
AND FROZEN FIT OUT

3 DOCK LEVEL DOORS



1 LEVEL ACCESS DOOR



c. 60 CAR PARKING SPACES



c. 8 HGV SPACES

BRC COMPLIANT FOOD
GRADE BUILDING

2.05 MVA POWER SUPPLY



EXPANSION LAND

POTENTIAL REDEVELOPMENT
OPPORTUNITY (STPP)

ACCOMMODATION

The below approximate floor areas reflect the Valuation Office Agency's measurements of the property. Purchasers are advised to make their own enquiries in this regard:

	SQ FT (GIA)	SQ M (GIA)
Ground Floor Warehouse & Stores	35,453	3,293.70
Ground Floor Office	1,059	98.40
First Floor Office	5,991	556.57
Second Floor Office	553	51.35
TOTAL	43,056	4,000.02



Approximate boundaries for identification purposes only

DESCRIPTION

The property occupies a self-contained site of c. 4.45 acres (1.76 hectares). Originally of 1990s steel portal frame construction, the property is suitable for a variety of uses, currently incorporating a detached manufacturing and food production facility extending 43,056 sq ft (4,000 sq m).

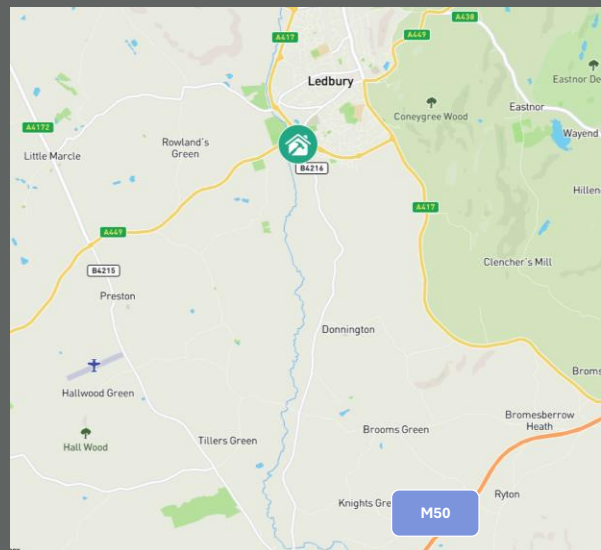
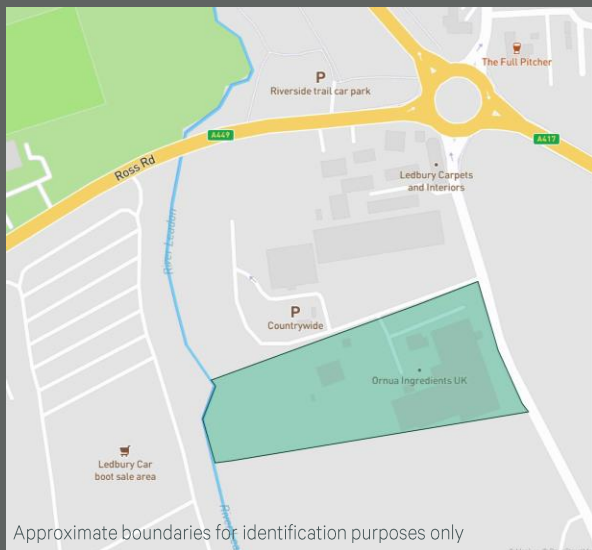
The accommodation is lined with insulated panels in accordance with food hygiene standards, and benefits from in situ temperature-controlled plant enabling the the provision of ambient (circa 8-10°C), cold (circa 3°C), and frozen (circa -18°C) storage. There are additional ground and first floor offices and welfare facilities, and a temporary storage building of 2,840 sq ft (264 sq m).

Key features include 3 dock level doors, 1 level access door and a 2.05 MVA electricity supply. There is on-site parking for c. 60 cars and c. 8 HGVs.

The site area includes a secure concrete yard and open storage space, as well as expansion land to the west of the existing building. The property benefits from a wastewater effluent dissolved air flotation plant.

The site may also lend itself to potential redevelopment opportunities (STPP).

LOCATION



Ledbury is located approximately 15 miles east of Hereford, 15 miles west of Tewkesbury, 20 miles northwest of Cheltenham and 20 miles southeast of Worcester. The M50 motorway (J2) is approximately 3 miles to the south.

The property is situated on Hazel Park, directly south of the A449, accessed off the B4216 Dymock Road, via Ross Road/Leadon Way (A449). The site is accessed via an unadopted access road off the B4216. Local occupiers include Newberry International, Belmont Farm & Equine Vets, Wynnstay Farm Products and Ledbury Carpets.

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Viewings

Viewings are available strictly via appointment with the Joint Agents. Interested parties must not attempt to gain access outside of the dedicated viewing slots.

Technical Data Room

Access to the associated Data Room is available upon request.

The information contained within has been compiled from information supplied by the Vendor and is provided solely for use by recipients in considering their interest in submitting an offer for the acquisition of the Property.

No reliance should be placed on the information or further copies made without the permission of the copyright owner.

Tenure

The property is to be sold freehold with vacant possession.

The property is sold subject to all third-party rights, easements, and statutory designations currently passing. Prospective purchasers must make their own enquiries in this regard.

The sale contract will include a restrictive covenant imposed by the vendor against any use of the property in connection with the sale or production of cheese product.

Anti Money Laundering

Please note, identification checks are undertaken for all parties acquiring property and we will request proof of identity for the purchasing entity.

Basis of Offers

Unconditional offers are invited for the Freehold interest in its' entirety. All offers should be supported by satisfactory proof of funds and timescales to exchange and completion.

Services

We understand that all mains services are available or connected to the property, including a 2.05 MVA electricity supply.

Prospective purchasers must satisfy themselves in respect of the provision and capacity of all services and drainage, and should rely on their own enquiries with the relevant statutory undertakers.

Business Rates

Upon Enquiry.

EPC rating

Available on request.

VAT

All offers are to be exclusive of VAT which may apply.

For more information please contact:

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