

**Garway Hill
Herefordshire
HR2 8RU**

Telecommunications Tower & Land (Freehold)

Licensees include
Airwave, BT & PageOne Communications



Offers invited in excess of £150,000
Combined Licence Fees: £32,555.48 per annum

Description

A valuable investment opportunity to acquire an active telecommunications site in Herefordshire comprising of the telecommunications tower and land. Recent improvements have been made at significant cost in renewing the electrical distribution system, providing new perimeter security fencing (anti-climb) and electronic access control which enables remote monitoring, permitting access via a swipe card. The site extends to approximately 360sqm.



New perimeter fencing and access control

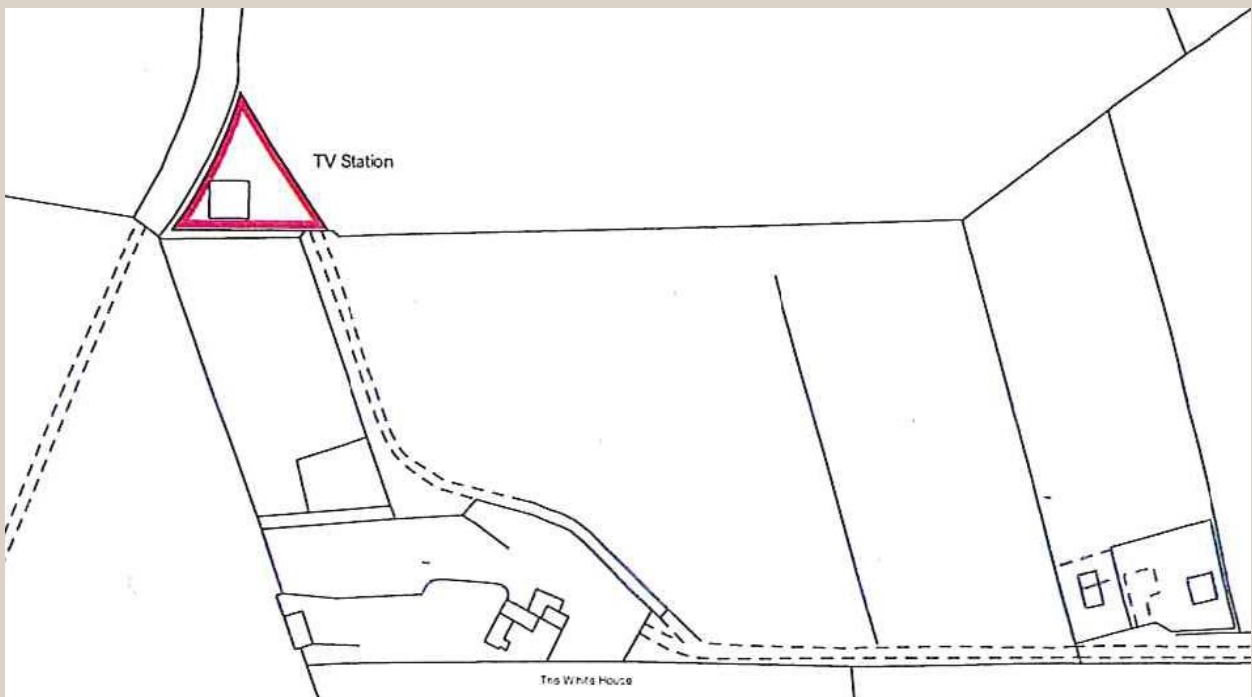


5 independent secure rooms

Location

Grid Reference (344016, 225528)

The site is located in the southwest of Herefordshire in close proximity to the border with Wales. At 344m above sea level the site offers excellent line of sight due to the prominence over the surrounding land. The location and extent of the site is confirmed in the plan below;



Structure

The tower is a 3 legged lattice steel structure, 60m in height, consisting of tube members and spade end connections. All the legs are spliced with ring flanges.

A structural survey was carried out in October 2016 and found the tower to be in a sound condition. Recommendations have been complied with and the Safe to Climb Certificate is available upon request. The next planned maintenance is the painting of the top 15m of the tower in 2019 to prevent corrosion of the steelwork.

The report and details of works completed are available upon request.



Equipment Building

A brick building measuring approximately 100sqm comprising of 5 independent rooms providing scope for future users to occupy secured premises. Each room is individually secured and accessible via an alphanumeric combination lock.

There is an emergency generator with a bunded diesel tank located within the building and external concrete pads can accommodate further generators if required.





Access Route as viewed from the site entrance



Generator housed within an internal room

Licensees

Three Licensees (Airwave, BT & PageOne Communications) have installations on site, generating an annual income of £32,555.48pa. Verification of payments are available upon request.

Offers and Further Information

The site is offered for sale freehold by Private Treaty and offers should be made to include our client's legal fees in connection with the sale. A sale pack including copy licences is available on request (£15 administration fee applies).

Offers should be made in writing to:

Strutt & Parker LLP
Theatre Royal
16 Shoplatch
Shrewsbury SY1 1HR

Contact: Paul Williams
Tel: 01743 284139
Fax: 01743 284201
Email: paul.williams@struttandparker.com

Important Notice

Particulars prepared May 2017 and photographs taken March 2017.

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