



Unit 15 Skylon Park
, Hereford, Herefordshire, HR2 6JH

jackson
property

£17,913 POA

Brand New Industrial / Warehousing Units. Available for occupation Immediately
Unit 15 is 2282 Sq. ft.

Suitable for Class B1, B2 & B8
Approximately 3.5 miles South East of Hereford city centre
Access off B4399 The Straight Mile
M50 approx 12 miles via A49

Location

Centenary Park is a scheme of brand new high specification industrial and warehousing units adjacent to the existing Skylon Park, part of Hereford's Enterprise Zone, situated approximately 3.5 miles South East of Hereford city centre. The M50 Motorway is approximately 12 miles distance via the A49.

Description

A brand new Warehouse unit on a small development site just south of Hereford City

The property is available for rent at the price of £8 per square feet per annum.

Specification

- / Electrically operated insulated sectional overhead doors, with protection bollards
- / Floor loading of 30KN/m2
- / Minimum eaves height (to haunch) of 3.5-4.3m
- / Solar reflective glazing
- / External LED Lighting to service yard
- / Shared forecourts and service yard with designated car parking and visitor spaces
- / Electric car charging points
- / Cycle parking
- / CCTV and Fire Alarms
- / EPC Rating B

Services

Mains electricity, water, drainage and gas are available to each unit
Superfast broadband has been provided across Skylon Park and interested parties should check with the relevant provider to confirm broadband speeds.

Planning

Class B1, B2 and B8 Industrial/Warehousing.

Business Rates

Not yet assessed for business rates.

Service Charge

£0.40 per square foot per annum

VAT

All prices quoted are subject to the addition of VAT.

Estate Service Charge

An estate service charge relating to the maintenance of the common parts will be levied on all units. Further information on this can be provided on request.

Enterprise Zone

Centenary Park is located on a 100 acre Enterprise Zone named Skylon Park. For further information regarding the potential benefits of being located within the zone or to discuss any potential help that your business may require, please visit: www.skylonpark.co.uk

Important Notice

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Jackson Property in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Jackson Property nor any other agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos etc.: The photographs show only certain parts of the

property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc.: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.

Coronavirus Jackson Property Protocol

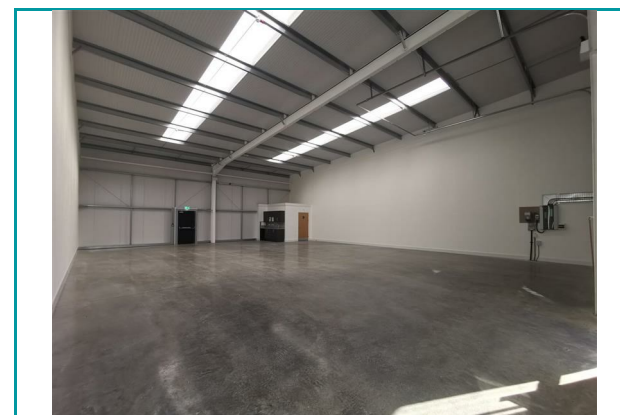
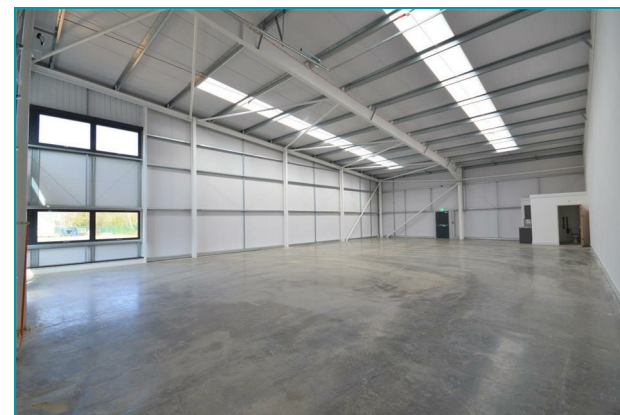
We thought we'd update you following the outbreak of COVID-19 in the UK, and the first confirmed case in Herefordshire on 9 March 2020

We continue to follow the advice given to us by the Local Authority. At this moment, you should not be unduly concerned and there is no reason you should look to decline access to your home for any viewings, inspections and contract work.

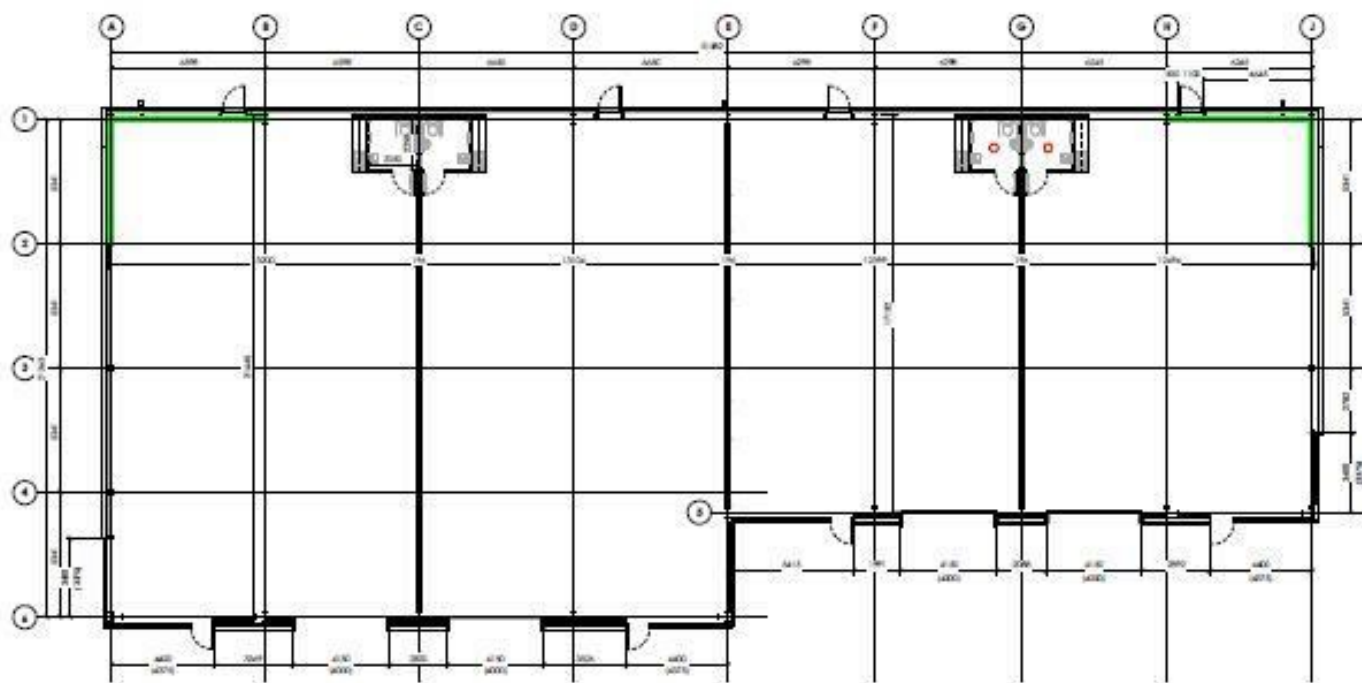
However, in order to ensure we keep our clients, our staff, and our families as safe as possible we have decided that you should notify Jackson Property immediately if you decide to self-isolate, so we can prevent any potential cross contamination between all parties.

In order to protect our clients, families and staff, we are also following the FCO's latest advice (please click on the following link, as the advice is updated frequently).

<https://www.gov.uk/guidance/coronavirus-covid-19-information-for-the-public>



To arrange a viewing please contact us on t. 01432 344 779
hereford@bill-jackson.co.uk | www.bil-jackson.co.uk



Unit 2 - Proposed Floor Plan
1:100



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>A 91-101</p> <p>B 81-90</p> <p>C 69-80</p> <p>D 55-68</p> <p>E 49-54</p> <p>F 41-48</p> <p>G 35-40</p> <p>Not energy efficient - higher running costs</p>		<p>Very environmentally friendly - lower CO₂ emissions</p> <p>A 10-15</p> <p>B 16-20</p> <p>C 21-25</p> <p>D 26-30</p> <p>E 31-35</p> <p>F 36-40</p> <p>G 41-45</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

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