



Unit 11 Skylon Park
, Hereford, Herefordshire, HR2 6JH

jackson
property

£10,280 P.A

Brand New Industrial / Warehousing Unit To Let

1285 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

The units which are under construction, with work commencing on site in Q2 2018, will comprise up to 18 individual units of steel portal frame construction. The units are due for completion by Q1 & Q2 2019

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 to be provided to each unit together with ducts for telephone and broadband. 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.

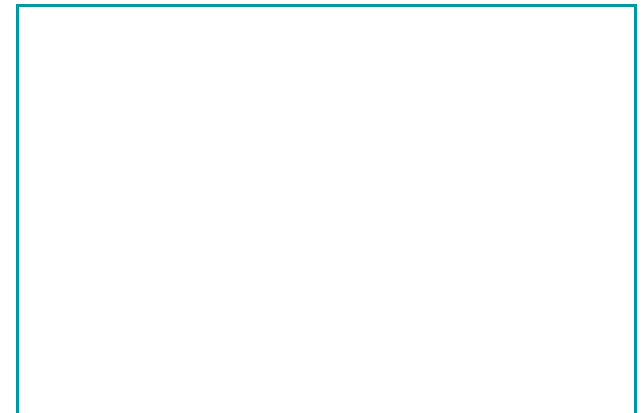
Enterprise Zone

Centenary Park is located on a 100 acre Enterprise Zone named Skylon Park. For further information regarding the potential benefits of being located within

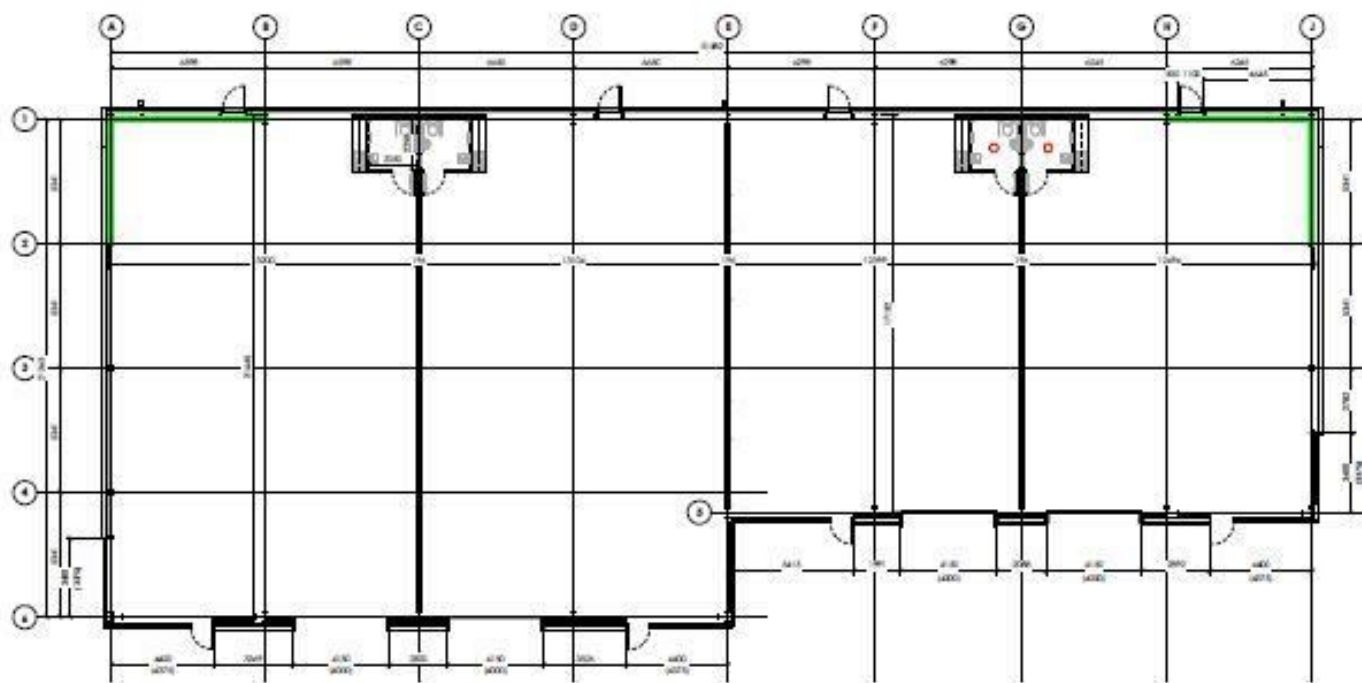
the zone or to discuss any potential help that your business may require, please visit: www.skylonpark.co.uk

Important Notice

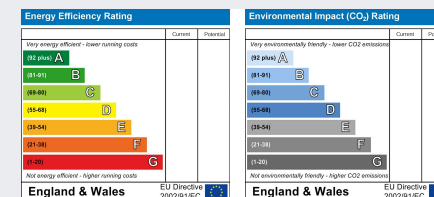
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To arrange a viewing please contact us on t. 01432 344 779
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Unit 2 - Proposed Floor Plan
1:100



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property

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