



Centenary Park Skylon Central  
Rotherwas, Hereford, Herefordshire, HR2 6JH

jackson  
property

# Guide Price + vat £105,500

Brand New Office Suites Available for occupation now!

Centenary Park, Skylon Central, Hereford, HR2 6FJ  
Suites from 304 - 14,708 Sq. ft.  
28.27 - 1366.39 Sq.m

Suitable for owner occupiers as well as investors

## Location

Centenary Park is a scheme of brand new high specification office suites 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.

## 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](http://www.skylonpark.co.uk)

## Description

The development comprises Stirling House, a brand new two storey office block comprising of individual suites from 304 - 14,708 sq. ft. The space is available for occupation now.

## Accommodation

Suites available individually or combined.

## Specification

- / Fully fitted and decorated
- / Solar reflective glazing
- / LED+ Lighting
- / Air conditioning providing heating and cooling
- / Ceiling heights up to 2700mm
- / Designated parking and visitor spaces
- / Electric car charging points

- / Covered Cycle storage
- / CCTV, Alarm and Access Control System
- / EPC Rating B

## Services

Mains electricity, water and drainage are provided to Stirling House 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.

## Service Charge

The service charge is £3.22 per square foot per annum and is payable to the management company.

The service charge covers internal and external maintenance such as cleaning, decoration, waste management, landscaping, building repairs, along with communal staff costs and communal electricity.

Further details are available via the agents.

## Tenure

The suites are available to buy on a 250 year lease; lease commencing 2019

## Business rates

Business rates are to be checked on an individual basis.

## VAT

All prices quoted are subject to the addition of VAT.

## Further Information

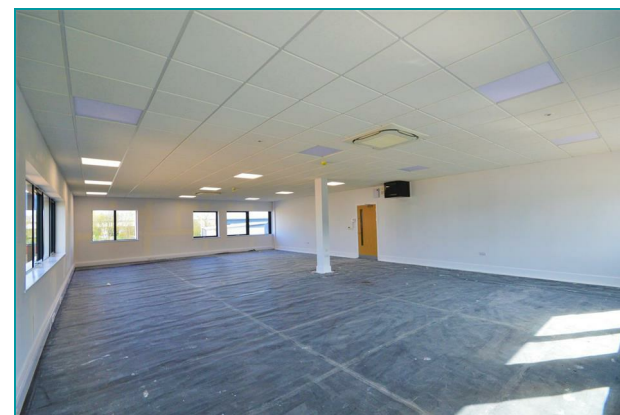
For current availability, floor plans, quoting prices or to arrange a viewing, please contact the joint agents on the contact details provided.

Please also visit Centenary Park's website: [www.centenaryparkhereford.co.uk](http://www.centenaryparkhereford.co.uk)

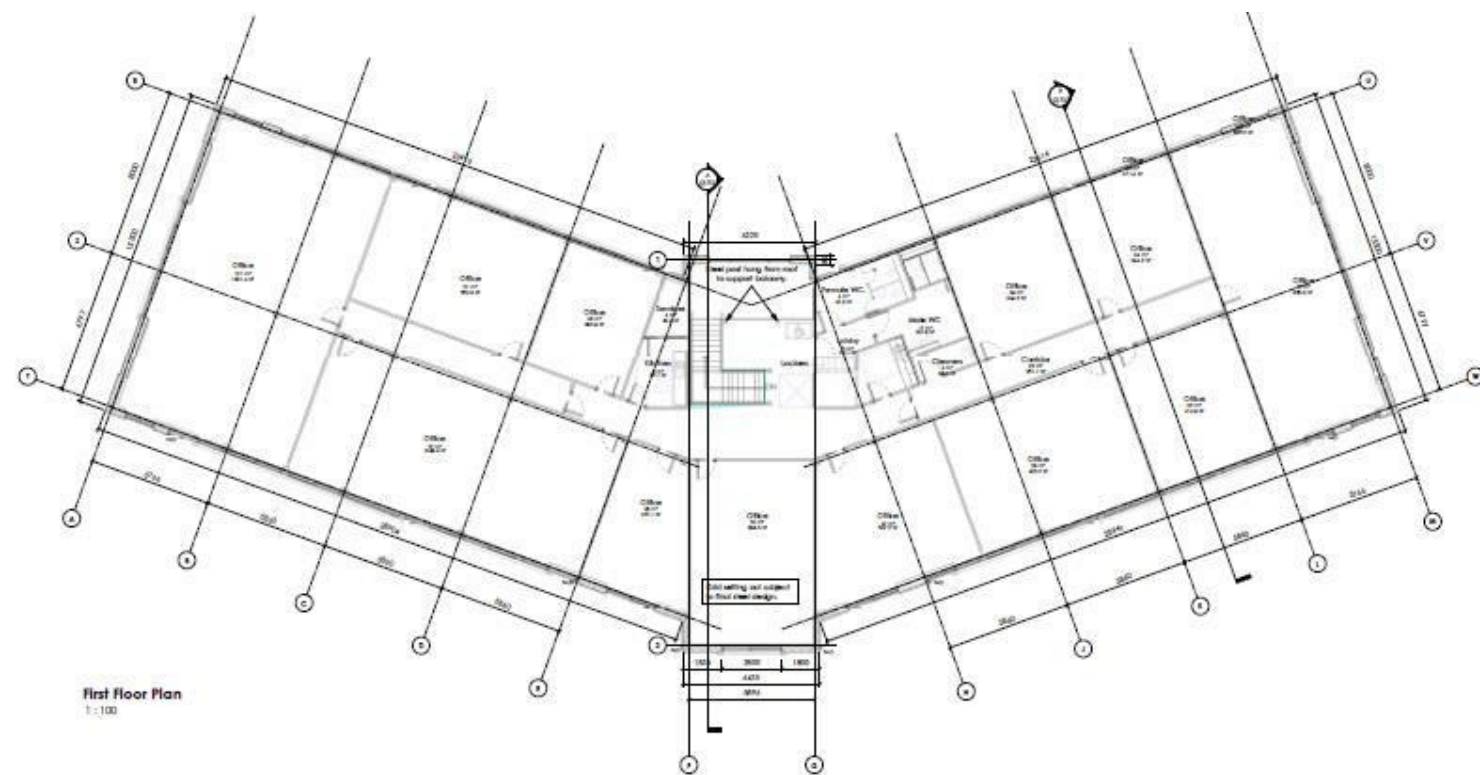
## Important Notice

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Harris Lamb and 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. Neither Harris Lamb and 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.

April 2019



To arrange a viewing please contact us on t. 01432 344 779  
[hereford@bill-jackson.co.uk](mailto:hereford@bill-jackson.co.uk) | [www.bil-jackson.co.uk](http://www.bil-jackson.co.uk)



First Floor Plan  
1:100



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		
81-91	B		
69-80	C		
55-68	D		
44-54	E		
35-43	F		
2-34	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
102-100	A		
91-101	B		
80-90	C		
69-80	D		
55-68	E		
44-54	F		
35-43	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

**jackson**  
property

Address: 45 Bridge Street  
Hereford  
HR4 9DG

Tel: 01432 344 779  
Email: [hereford@bill-jackson.com](mailto:hereford@bill-jackson.com)  
Web: [www.bill-jackson.com](http://www.bill-jackson.com)

JACKSON PROPERTY for themselves and the vendors of the property, whose agents they are, give notice that these particulars, although believed to be correct, do not constitute any part of an offer of contract, that all statements contained in these particulars as to this property are made without responsibility and are not to be relied upon as statements or representations of fact and that they do not make or give any representation or warranty whatsoever in relation to this property. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

