



Unit 17 Centenary Park
Rotherwas, Hereford, Herefordshire, HR2 6JH

jackson
property

£12,500 Per Calendar Month

Brand New Industrial / Warehousing Units. Available for occupation Q1 & Q2 2019. Available For Sale / To Let

Unit 17 is 1527 Sq. ft.

Suitable for Class B1, B2 & B8

Approximately 3.5 miles South East of Hereford city centre

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.

Tenure

The units are available to buy on a 999 year lease (virtual freehold) or to let.

Ground Rent & Service Charge

Available upon request.

Price/Rent

Rental price available upon application

Business Rates

Not yet assessed for business rates.

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

Further Information

For current availability, floor plans, quoting

prices or to arrange a viewing, please contact the joint agents on the contact details provided overleaf.

Please also visit Centenary Park's website: www.centenaryparkhereford.co.uk Date of Particulars April 2019

Date of Particulars Dec 2018

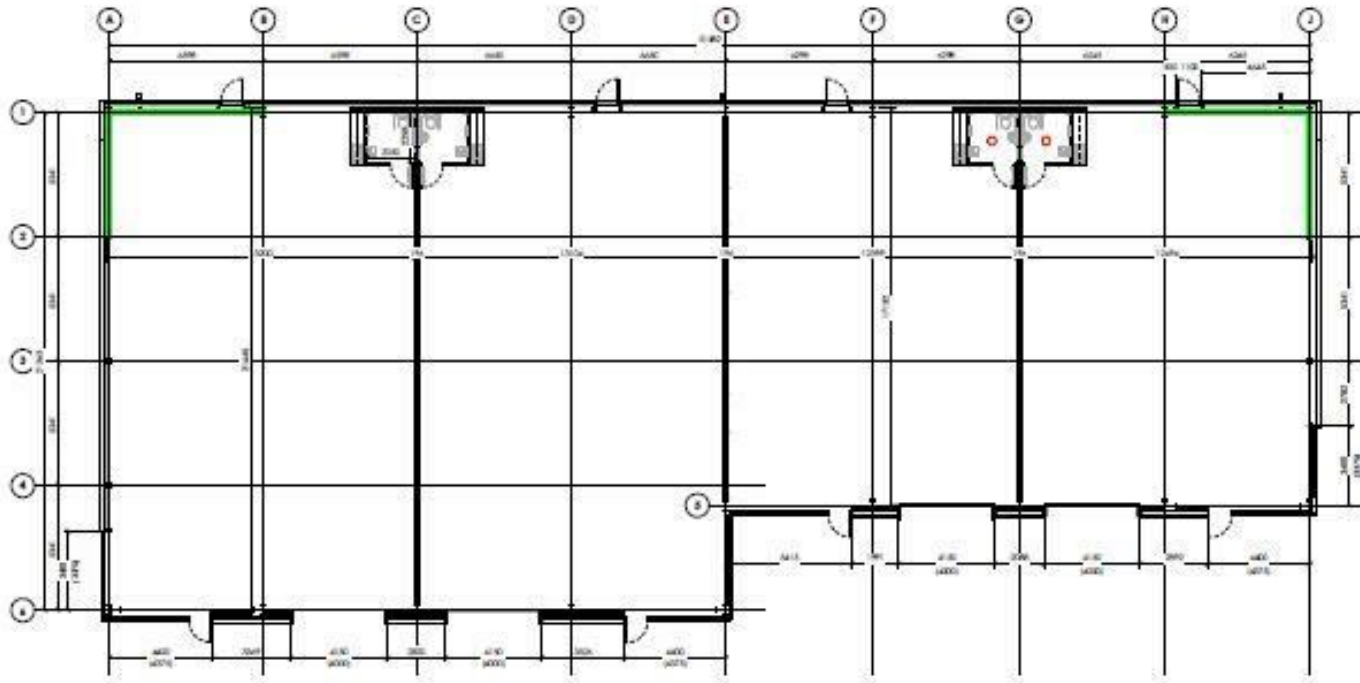
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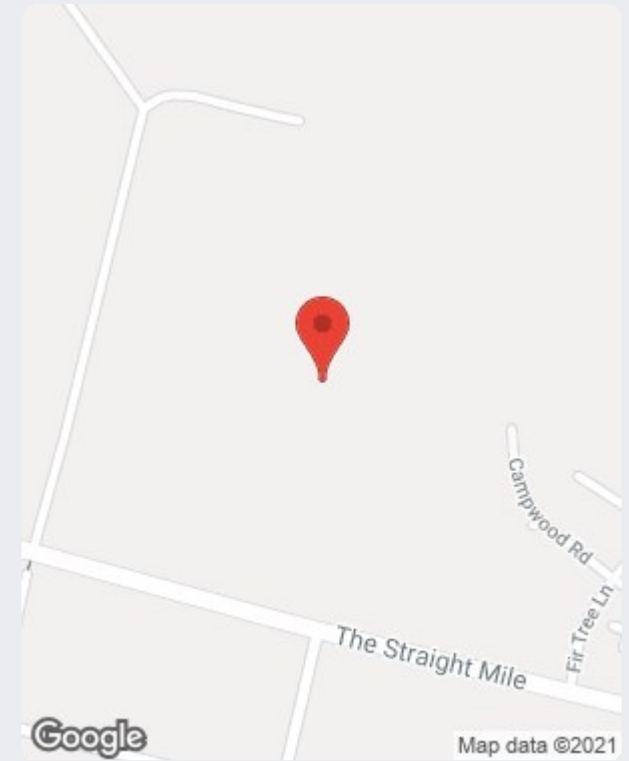


To arrange a viewing please contact us on t. 01432 344 779

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	Planned	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
92-101 A			92-101 A
81-91 B			81-91 B
69-80 C			69-80 C
55-68 D			55-68 D
39-54 E			39-54 E
21-38 F			21-38 F
1-20 G			1-20 G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC

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