



Unit 3 Centenary Park Skylon Central, Hereford, Herefordshire, HR2 6JH

No Offers £225,000

**jackson**  
property

- **Brand New Units with Parking**
- **Approximately 3 Miles South East of Hereford City Centre**
- **999 Year Leasehold**

- **Estate Service Charge Applicable**
- **Suitable for Class B1, B2 & B8**
- **Available Autumn 2022**

**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 comprise of up to 18 individual units of steel frame construction which are available Autumn 2022.

**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.

**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.

**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:

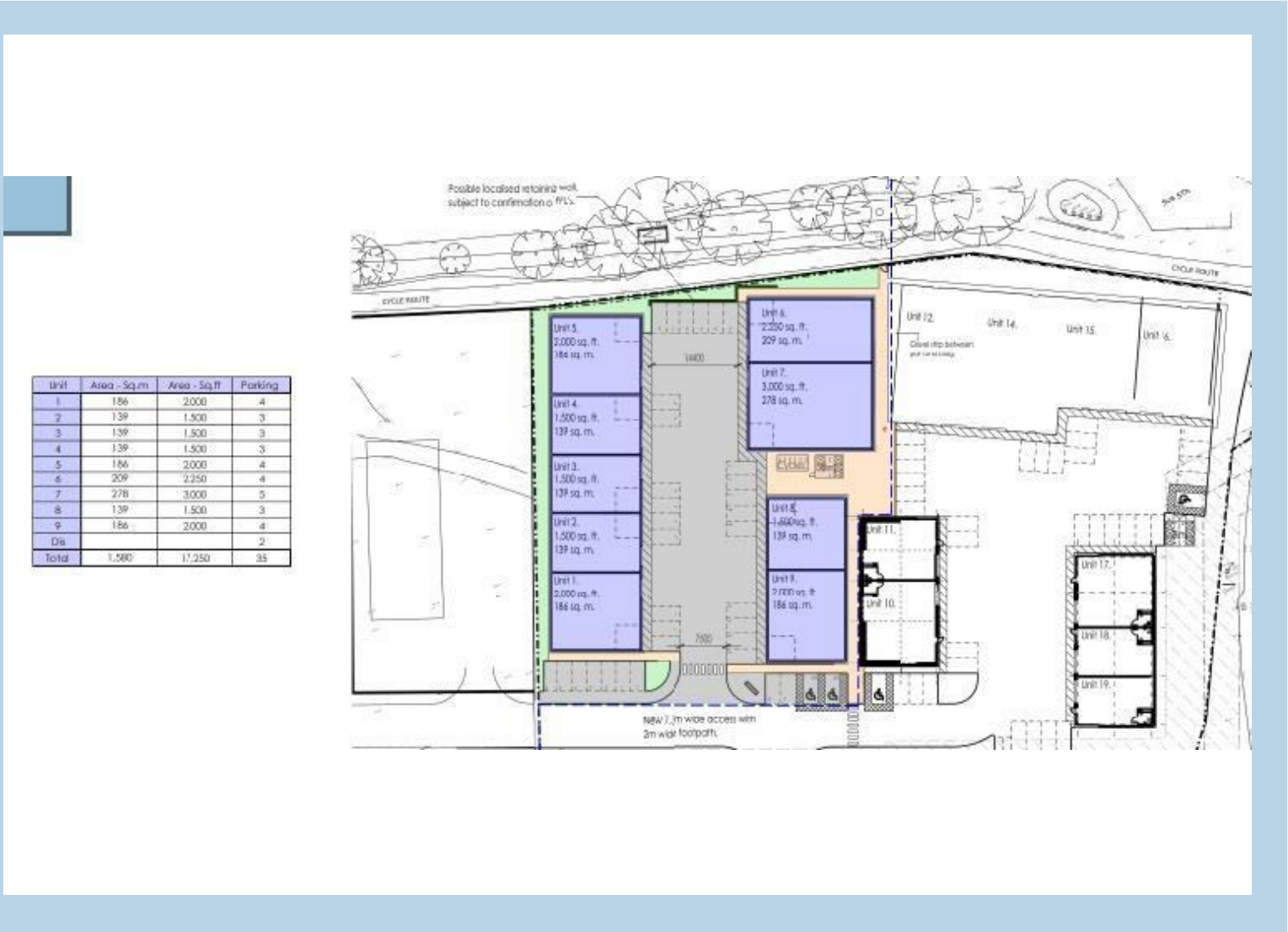
[www.centenaryparkhereford.co.uk](http://www.centenaryparkhereford.co.uk)

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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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