



Centenary Park

**for sale
/ to let**

brand new industrial/
warehousing units

**AVAILABLE
TO OCCUPY
NOW!**



Centenary Park, Skylon Central, Hereford, HR2 6FJ

Units from 1,527 – 6,107 Sq. ft.

141.86 – 567.35 Sq. m. approx

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

Suitable for owner occupiers and investors



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.

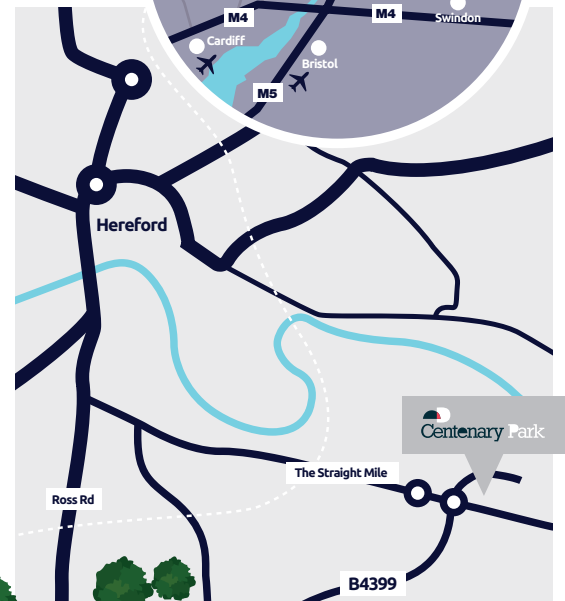
Description

The units comprise of up to 18 individual units of steel frame construction which are available to occupy now!

Schedule of Units

UNIT	SQ. FT.	PARKING
Unit 1	1562	3
Unit 2	1268	3
Unit 3	1268	3
Unit 4	2025	4
Unit 5	2060	4
Unit 6	2301	4
Unit 7	1782	4
Unit 8	1534	3
Unit 9	1534	3
Unit 10	1791	4
Unit 11	1285	3
Unit 12	3062	5
Unit 14	3045	5
Unit 15	2282	4
Unit 16	2294	4
Unit 17	1527	3
Unit 18	1016	2
Unit 19	1037	2

All sizes are approximate and are measured on a gross internal floor area basis. Units 1 - 9 are not part of Phase 1 and will be completed in 2021.





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.

Price/Rent

Upon application.

Business Rates

Not yet assessed for business rates.

VAT

VAT is applicable to all costs associated with the units.

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



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a development by:

Priority Space

www.priorityspace.co.uk

in partnership with:



www.skylonpark.co.uk



www.hgsites.co.uk

contact



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Date of Particulars April 2020

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