



Centenary Park

**for sale
/ to let**

**brand new
office suites**

**AVAILABLE FOR
OCCUPATION
Q1 2019**



Computer generated image. For illustration purposes only

Centenary Park, Skylon Central, Hereford, HR2 6JH

Suites from 307 – 14,700 Sq. ft.

28.52 – 1365.65 Sq. m. approx

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
as well as investors**



Location

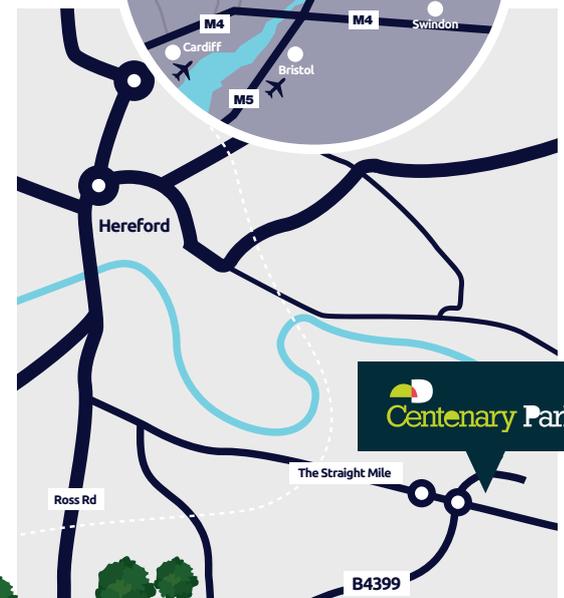
Centenary Park is a scheme of brand new high specification office suites adjacent to the existing Skylon Park, part of Hereford's Enterprise Zone, situated approximately 3.5 miles south east of Hereford City Centre. The M50 Motorway is approximately 12 miles distance via the A49.

Description

The development which is under construction, will comprise two brand new two storey office blocks comprising individual suites between 307 - 14,700 sq. ft. Phase 1 is due for completion by Q1 2019.

Accommodation

Suites available individually or combined.





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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 to be provided to each block 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.

Tenure

The suites are available to buy on a 250 year lease 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 suites.

Estate Service Charge

An estate service charge relating to the maintenance of the common parts will be levied on all suites. 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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Q1 2019**

a development by:

Priority Space

www.prioritiespace.co.uk

in partnership with:



www.skylonpark.co.uk



www.hgsites.co.uk

contact



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Date of Particulars April 2018

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