



# Centenary Park

**for sale  
/ to let**

brand new industrial/  
warehousing units

**AVAILABLE FOR  
OCCUPATION  
Q1 2019**



Computer generated image. For illustration purposes only

**Centenary Park, Skylon Central, Hereford, HR2 6FJ**

**Units from 1016 – 10,682 Sq. ft.**

**94.41 – 992.41 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.

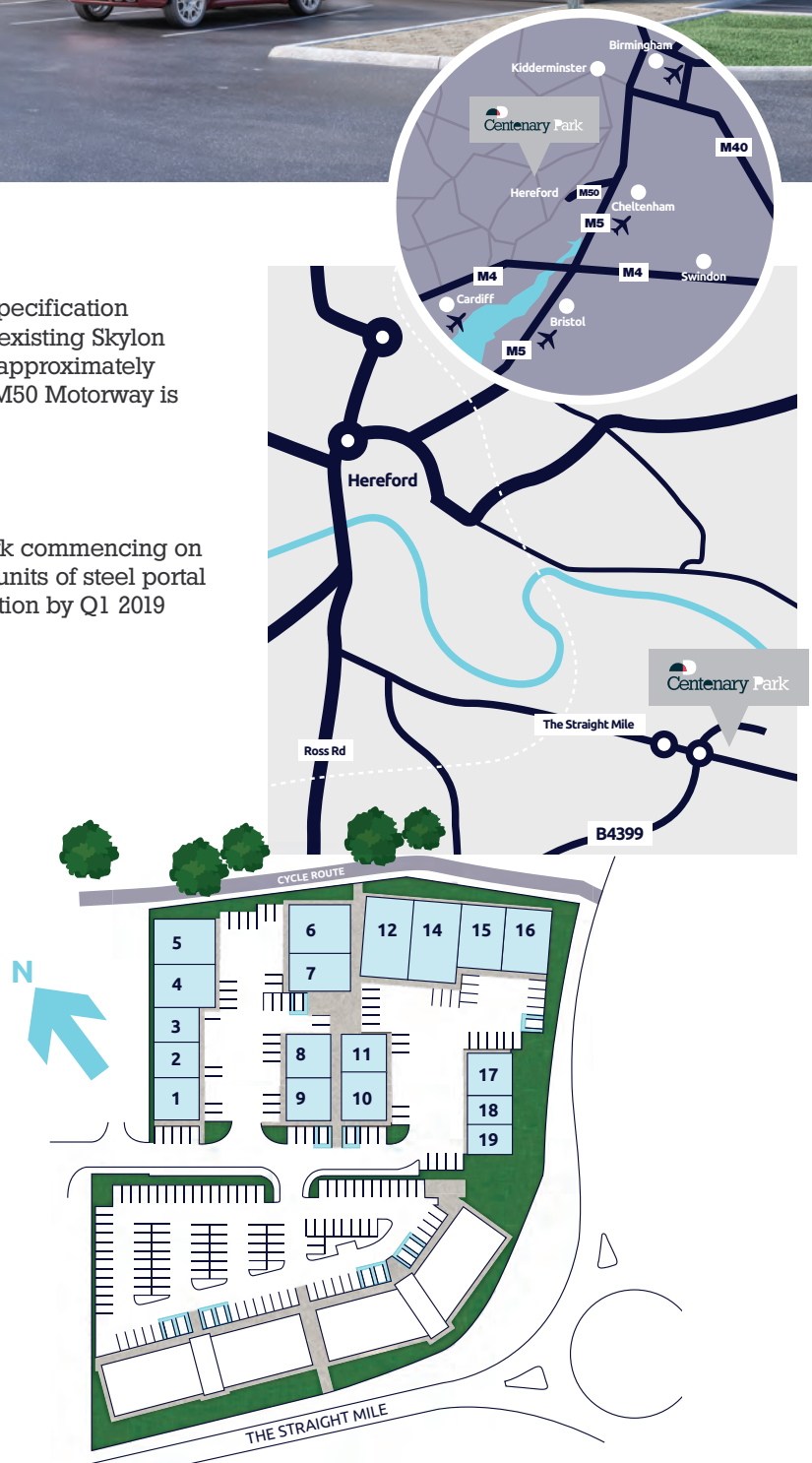
## Description

The units 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 2019

## 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 will not be part of Phase 1 and will be completed later than Q1 2019.







## Specification

- / Electrically operated insulated sectional overhead doors, with protection bollards
- / Floor loading of 30KN/m<sup>2</sup>
- / 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](http://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](http://www.centenaryparkhereford.co.uk)



# Centenary Park

**for sale  
/to let**  
brand new industrial  
/warehousing units

**AVAILABLE FOR  
OCCUPATION  
Q1 2019**

a development by:

**Priority Space**

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

in partnership with:



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



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

## contact



**Alex Evans**

[alex.evans@harrislamb.com](mailto:alex.evans@harrislamb.com)  
01905 22666

**Jacqui Bayliss**

[jacqui.bayliss@harrislamb.com](mailto:jacqui.bayliss@harrislamb.com)  
01905 22666



**Bill Jackson**

[bill@jiprop.com](mailto:bill@jiprop.com)  
01432 344779

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

*Date of Particulars April 2018*

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.