

# TO LET

Unit 10  
Skylon Park  
Hereford  
Herefordshire  
HR2 6JH



Unit 10, Skylon Park, Hereford, Herefordshire, HR2 6JH

## Location

The subject property is located on the outskirts of Hereford city centre. Hereford lies on the River Wye and is approximately 16 miles east of the border with Wales, 24 miles southwest of Worcester and 23 miles northwest of Gloucester.

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 A49.

## Description

The subject property comprises a semi detached warehouse unit constructed of a steel portal frame with profile sheet clad elevations under a mono pitched steel sheet roof incorporating translucent light panels.

The warehouse provides an open area with concrete floor and access from an electric roller shutter door to the front elevation. There are also WC facilities with a small kitchenette to the rear.

## Services

We understand that all services are provided to include 3 phase electricity, water, drainage and gas.

Superfast broadband has been provided across Skylon Park and interested parties should check with the relevant provider to confirm broadband speeds.

## Tenure

The accommodation is available to let on a new full repairing and insuring lease for a term to be agreed, to incorporate periodic upward only rent reviews.

## Business Rates

The business rates have not yet been assessed.

Interested parties should rely on their own enquiries to the local authority in respect of rates.

## Rent

On application to agents.

## 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 upon request.



## Accommodation

The property comprises the following accommodation—measured on a gross internal area basis in accordance with the RICS Code of Measuring Practice 6th Edition.

	Sq.M	Sq.Ft
Warehouse	166	1,791

## EPC

The property has been assessed for energy performance with a rating of B.

A full copy of the energy performance certificate with the recommendation report is available upon request.

## Use

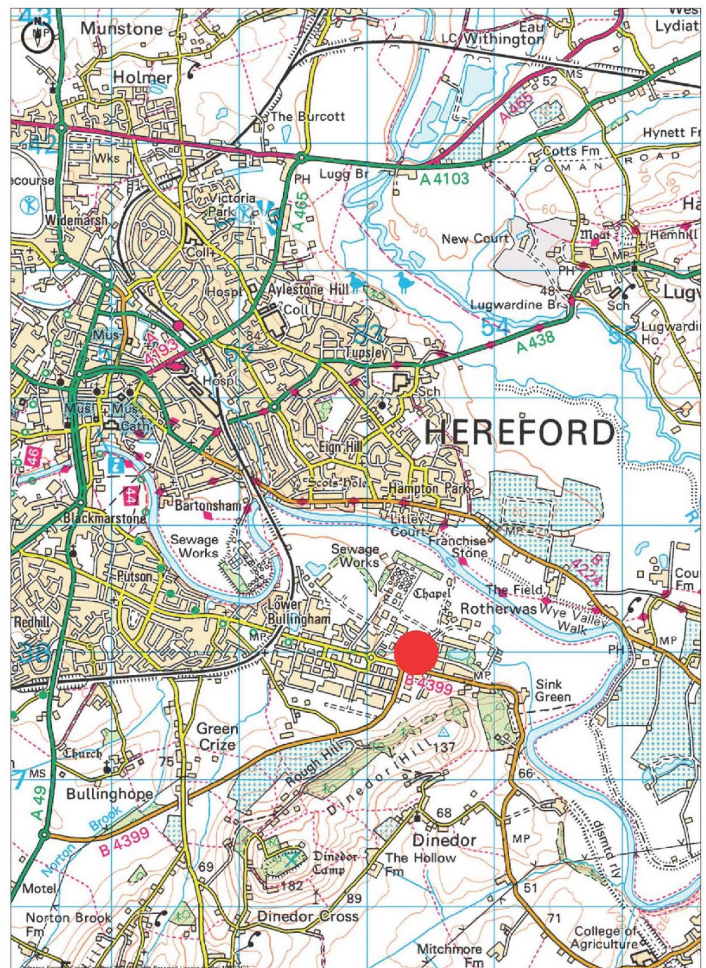
The property has the benefit of B1, B2 and B8 permitted use under the Use Class Order 1987.

## VAT

All figures quoted are excluded of VAT where applicable.

## Legal Costs

Each party to be responsible for their own legal costs incurred in documenting the transaction.



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