



Stirling House Skylon Central, Hereford, Herefordshire, HR2 6JH

£7,980 P.A

**jackson**  
property



- **Modern Office Suite - 570 sq feet**
- **Approximately 3.5 miles South East of Hereford City Centre**
- **Access off B4399 The Straight Mile**
- **M50 Approx 12 miles via A49**
- **Offices are Fully Fitted and Decorated**
- **CCTV, Alarm and Access Control System**
- **Designated Parking and Visitor Spaces**

## 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.

## 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)

## 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.

## 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.

## Service Charge

The service charge is £3.22 per square foot per annum and is payable to the management company.

The service charge covers internal and external maintenance such as cleaning, decoration, waste management, landscaping, building repairs, along with communal staff costs and communal electricity.

Further details are available via the agents.

## Tenure

The suites are available to buy on a 250 year lease; lease commencing 2019

## Business rates

Business rates are to be checked on an individual basis.

## VAT

All prices quoted are subject to the addition of VAT.

## Further Information

For current availability, floor plans, quoting prices or to arrange a viewing, please contact the joint agents on the contact details provided.

Please also visit Centenary Park's website: [www.centenaryparkhereford.co.uk](http://www.centenaryparkhereford.co.uk)

## Important Notice

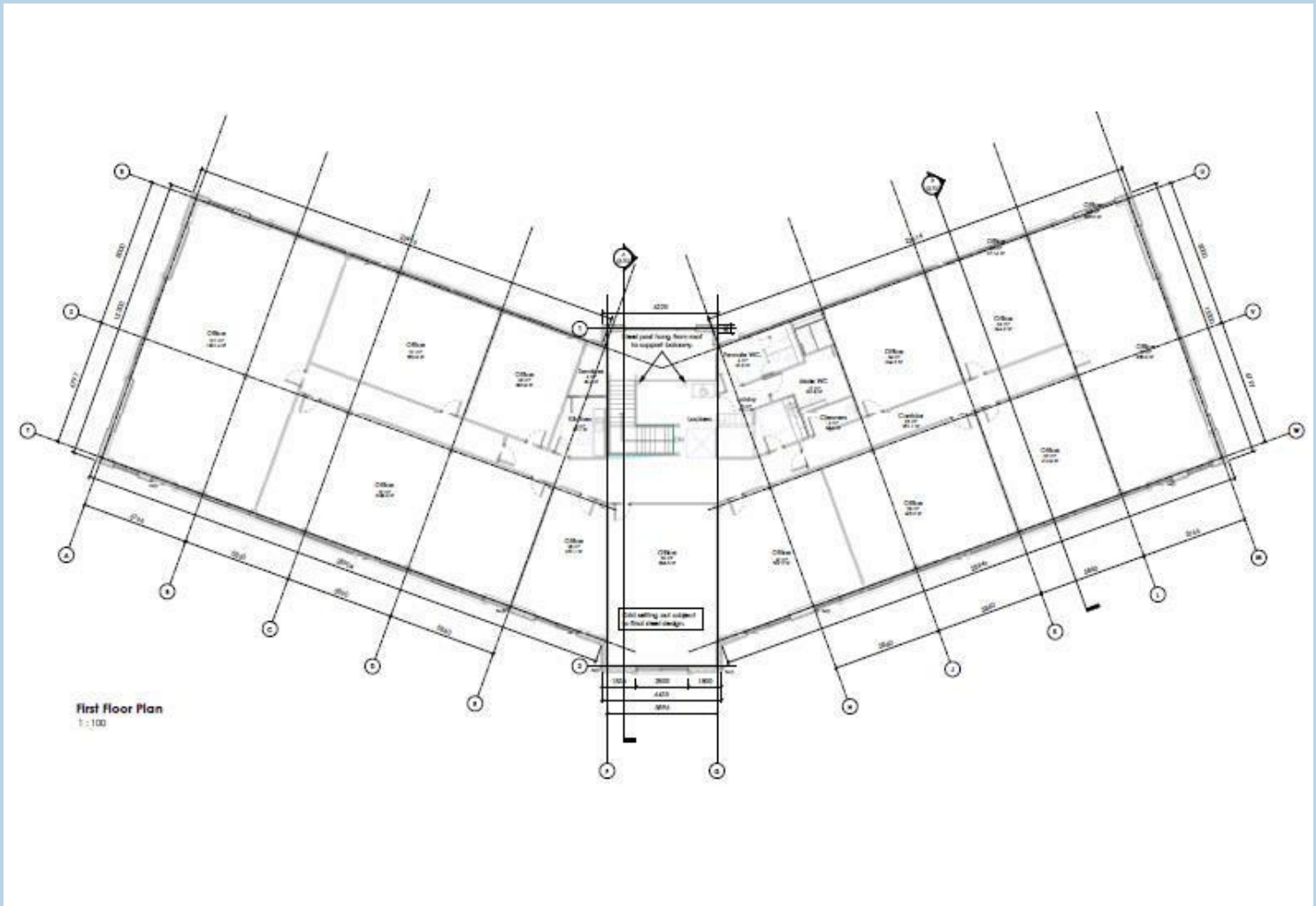
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**April 2019**









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	

Jackson Property may be entitled to commission from other services offered to the Client or a buyer including but not only the following services: Conveyancing, Mortgage, Financial advice, Surveys etc. An average referral fee is defined as £100+vat.