



Stirling House

Centenary Park Skylon Central, Hereford, Herefordshire, HR2 6JH

£4,816 P.A

jackson
property

- Modern Ground Floor Office Suite - 377 square 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
- Electric Car Charging Points
- CCTV, Alarm and Access Control System
- Designated Parking and Visitor Spaces
- Air Conditioning

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

Accommodation

Suite 1 is situated on the ground floor, having a rear facing large window. The shape of the suite is fairly square.

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 provided to Stirling House 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.

Business rates

Business rates are to be checked on an individual basis.

VAT

All prices quoted are subject to the addition of VAT.

Important Notice

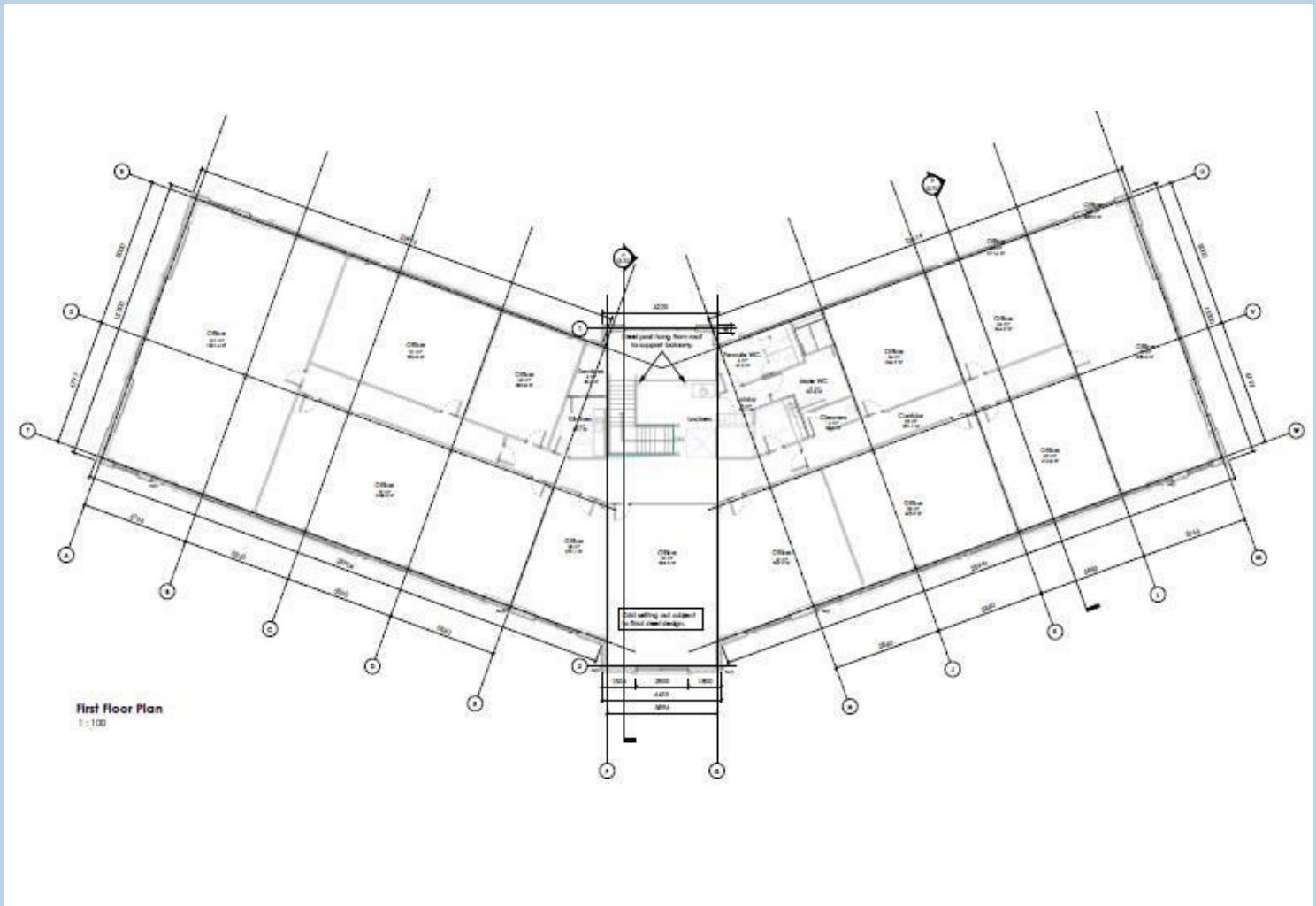
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC		England & Wales

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