



Shell Store Canary Drive, Rotherwas, Hereford, HR2 7SR

£15,240 PCM

jackson
property

- Office Suites ranging from 338 sqft
- FULLY INCLUSIVE UTILITIES & FREE PARKING
- Discounted meeting rooms available
- Additional Admin\Telephone support available
- Superfast WiFi included
- Discount in the munitions cafe

Location

Based in the historic 'Shell Store' as part of the Skylon Park Enterprise Zone. The suites are easy access from Hereford City with great commuter links. The suites are independent office suites within a larger building, ideal for large or small companies looking for an independent space within a co-worker area and space to expand. Parking is free for clients and members.

5.04 - 642 square foot

5.06 - 618 square foot

5.07 - 610 square foot

5.08 338 Sqft (£1306 per month)

7.04 - 338 square foot

7.06 - 408 square foot

7.07 - 474 square foot

7.08 - 473 square foot

with Town Square in relation to the advertising of Shell Store office units. Details for any proposed interested party shall be passed onto the Hub Manager for Shell Store, who will liaise with viewing access and information around the lease. Jackson Property are thus acting as an introducer and marketing agent.

Description

Suites range in sizes, all utility bills included. Suites across the ground floor with additional features included in the membership:

- Free unlimited parking
- 24.7 access
- Superfast private wifi
- Telephone line (60 minutes free admin support)
- 20% discount on meeting rooms
- 15% discount in the munitions cafe
- Mail box
- Registered business address

Suites sizing:
5.01 - 317 Square foot (£1192 Per Month)

Lease Information

The lease is dealt with by Town Square group and the Hub Manager of Shell Store. The contracts are done in house and no legal fees are due and suites are available immediately.

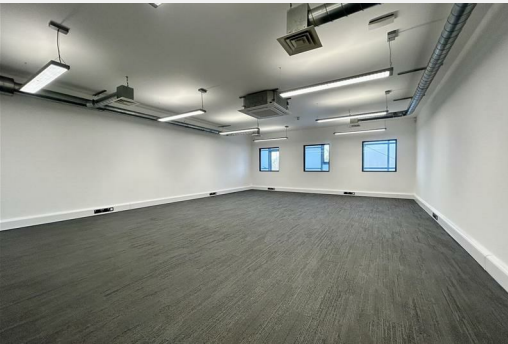
Services

All suites are fully inclusive of Electric & Private Superfast WiFi. all other services are communal and included. Meeting rooms are available at 20% discount for these. Some admin support and telephone support is included.

Jackson Property

Jackson Property are acting







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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		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.