

TO LET

**STIRLING HOUSE, CENTENARY PARK,
SKYLON CENTRAL, HEREFORD HR2 6FJ**



OFFICE PREMISES Individual office suites ranging from;
348 – 1,338 sq ft (32.33 – 124.30 sq m)
(Approx. Net Internal Area)

- Modern
- Established business park
- EPC Rating – A (18)

LOCATION

Stirling House was built during Phase 1 of Centenary Park, which completed in 2019, and forms part of Skylon Park (Government-backed Hereford Enterprise Zone).

Centenary Park is situated approximately 3.5 miles South-East of Hereford City Centre and Train Station, and the M50 Motorway is approximately 12 miles distant via the A49.

The 78 and 78x bus service runs regularly between Hereford City Centre and Rotherwas via Skylon Park.

In addition, there is a traffic free Greenway cycling and walking route running immediately adjacent to Centenary Park, and connecting to Hereford City centre and railway station. Approximately a 12-minute cycle ride or 30-minute walk.

DESCRIPTION

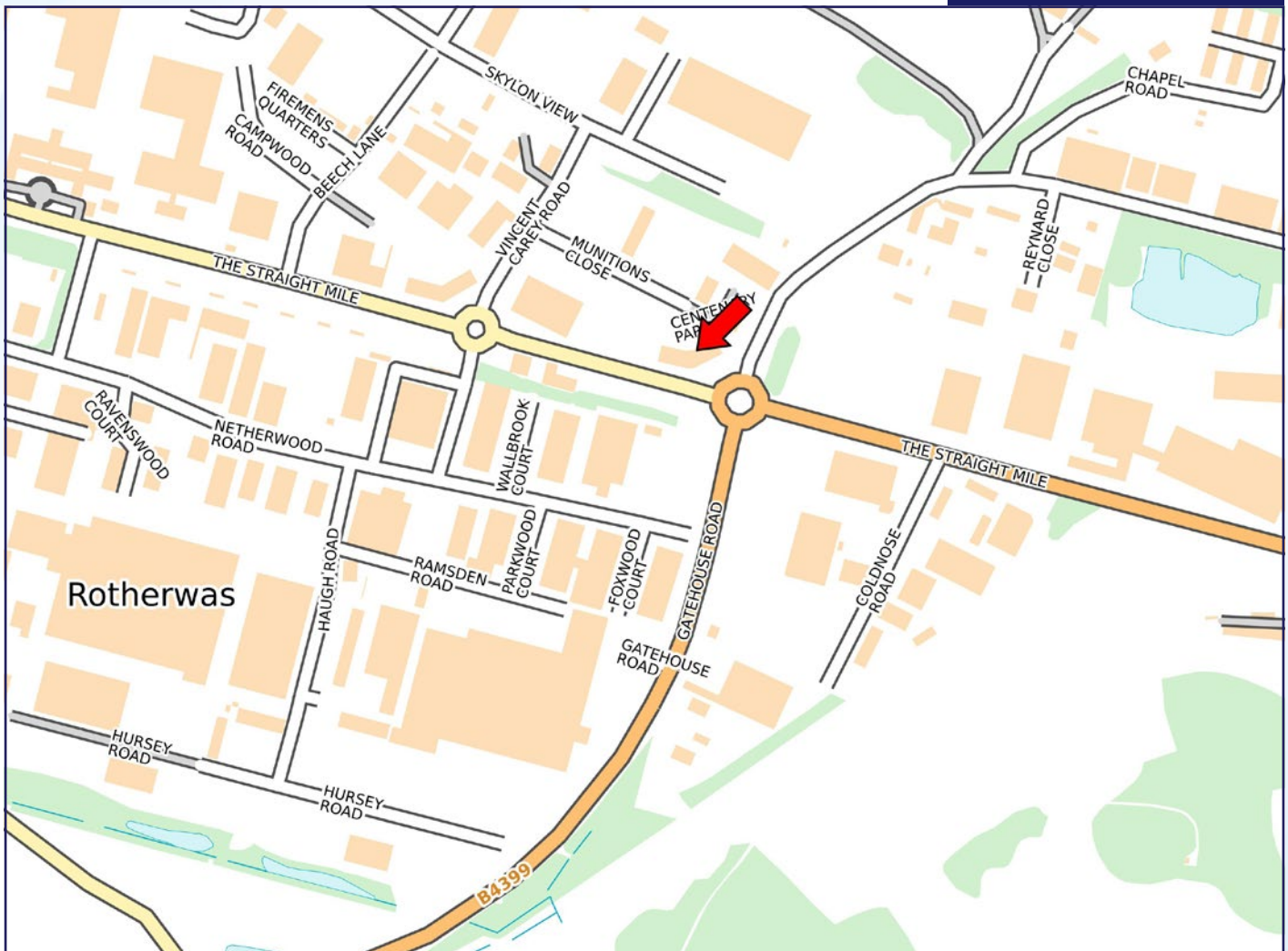
Stirling House is a modern detached two-storey office property built to a high specification. The main entrance is located to the middle of the front elevation leading directly to a large reception area. The offices are split into four wings, two on each floor, and provide suites for multiple occupation with shared W.C and kitchen facilities in each wing. Access between floors is provided by both a staircase and passenger lift.

In terms of specification, the offices benefit from the following:

- Suspended ceilings
- Recessed LED lighting
- Ceiling heights up to 2700mm
- Solar reflective glazing
- Heat and cool air conditioning
- Perimeter trunking
- Carpet tiles
- CCTV, intruder alarm and access control systems

Externally, a car park is provided directly in-front of the property with designated parking for occupiers and visitors. Electric car charging points and covered bike stores are also provided.

POSTCODE: HR2 6FJ



ACCOMMODATION

Suite	SQ FT	SQ M
1	348	32.33
5	636	59.09
6	519	48.22
7	559	51.93
23	1,338	124.30
24	570	52.96

Suites are available individually or combined.

TENURE

The suites are available on effective full repairing and insuring lease (by way of service charge) for a term of years to be agreed.

RENTAL

£14 per sq. ft. (exclusive)

EPC

Rating: A (18)

SERVICE CHARGE

A service charge is levied for the maintenance and upkeep of the common areas. Further information is available upon request from the agents.

BUSINESS RATES

Suite	Rateable Value (2023)
1	Combined with Suite 2 – to be separately assessed
5	To be assessed
6	To be assessed
7	To be assessed
23	£17,000
24	To be assessed

Please note, car parking spaces may also have their own assessment.

SERVICES

Mains electricity, water and drainage are provided to the property. Each office suite has its own dedicated electricity sub-meter, air conditioning supply and IT cabinet and connection.

The agent has not tested any apparatus, equipment, fixture, fittings or services and so cannot verify they are in working order or fit for their purpose. This said, the Landlord has advised us all services apart from IT are tested and verified as being in working order. The tenant is advised to obtain verification from their solicitor or surveyor.



BROADBAND

Superfast broadband has been provided across Skylon Park. There is a leased line into Stirling House with each office suite having their own IT cabinet and connection. Tenants will need to make their own arrangements regarding contracts with either Redline or their own preferred provider.

BUILDING INSURANCE

The Landlord will insure the property and re-charge the Tenant accordingly.

Contents insurance is the responsibility of the Tenant.

LEGAL COSTS

Each party to bear their own legal costs incurred in any transaction.

VAT

All prices quoted are exclusive of VAT, which may be chargeable.

MONEY LAUNDERING

The money laundering regulations require identification checks are undertaken for all parties purchasing/leasing property. Before a business relationship can be formed we will request proof of identification for the purchasing/leasing entity.



VIEWING Strictly via the joint agents

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SUBJECT TO CONTRACT Ref: G008065 Date: 05/25  **info@harrislamb.com**

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