



Sunderlands

Residential Rural Commercial

Chartered Surveyors • Commercial Property Consultants

UNIT 5 CENTENARY PARK, ROTHERWAS HEREFORD HR2 6FJ



**HIGH QUALITY END-TERRACED OPEN-PLAN INDUSTRIAL UNIT
WITH ROLLER-SHUTTER DOOR AND EXCELLENT FINISH**

- **Constructed in 2023**
- **Excellent standard of finish**
- **4 parking spaces**
- **Available immediately**

TO LET

Location	Centenary Park is located within Skylon Park at Rotherwas (the Hereford Enterprise Zone). It forms part of phase 2 of the Centenary Park Development. It is situated on the northern side of Holme Lacy Road (the Straight Mile), by turning north along Vincent Carey Road and then immediately right along a dedicated access route, which leads to the Centenary Park office and industrial units. Centenary Park is situated in the largest Industrial Estate in Hereford and is part of a continuing redevelopment and improvement of that same Estate.								
Description	Unit 5 Centenary Park comprises a high specification, end-terraced industrial unit with both pedestrian and loading facilities. The unit benefits from composite insulated metal panelling both on the vertical cladding and roof, atop a level concrete floor. The floor has a loading capacity of 30kN/sqm. Internally it has the benefit of a minimum eaves height of circa 4m, up to maximum heights of circa 5.3m at the entrance. To the front/side of the property is dedicated parking for 4 vehicles, with the internal area comprising open-plan industrial space with a kitchenette and w/c at the rear. The property benefits from mains water, electricity and drainage, and also has the benefit of an electric roller-shutter door.								
Accommodation	The property area has been quoted on a gross internal area basis as follows:- <table><tr><td></td><td>Sqm</td><td>Sqft</td></tr><tr><td>Unit 5</td><td>185.81</td><td>2,000</td></tr></table>				Sqm	Sqft	Unit 5	185.81	2,000
	Sqm	Sqft							
Unit 5	185.81	2,000							
Services	Mains water, drainage and 3-phase electricity are connected. The area benefits from high-speed fibre broadband.								
Terms	The premises are available to let to suitable tenants on full repairing and insuring terms for a minimum of 3 years at £18,000 per annum.								
Service Charge	There is to be a service charge upon completion of the property and this will primarily relate to maintenance of external areas including lighting, landscaping, etc.								
VAT	VAT is chargeable in respect of the rent.								
Business Rates	As at 1 April 2026 the Rateable Value is £21,500.								

Legal Costs

Each party is to be responsible for their own legal costs incurred.

Viewing

By appointment with the agents:
Sunderlands
Offa House, St Peter's Square, Hereford HR1 2PQ
Tel: 01432 356161 (Opt.4)
Email: james.dillon@sunderlands.co.uk

The information in these particulars has been prepared as at 2 April 2026.

