



Sunderlands

Residential Rural Commercial

Chartered Surveyors • Commercial Property Consultants

SUITES 3 & 4, BLOCK A, SKYLON COURT, COLDNOSE ROAD, ROTHERWAS, HEREFORD HR2 6JS



HIGH QUALITY BREEAM RATED, FIRST FLOOR SELF-CONTAINED OFFICES CONSTRUCTED TO A VERY HIGH SPECIFICATION

- **Easy in/easy out terms**
- **High-speed broadband available**
- **Low energy and running costs**
- **Excellent Specification**
- **Available individually or as a whole**

TO LET
From £1,100 pcm

Location Skylon Court is located within Skylon Park, the Hereford Enterprise Zone. It is situated off the southern side of the Holme Lacy Road/Straight Mile at the corner junction with Coldnose Road. Skylon Court comprises a modern development of 10 business units which were constructed around 3 years ago and affords high quality accommodation.

Description The proposed accommodation is situated at first floor level and comprises open-plan office accommodation with LED lighting, painted plaster walls and gas-fired central heating. WC and shower facilities are situated in the common areas and outside car parking is available. There is a platform lift which serves the first floor.

Accommodation The floor area is, measured on a net internal area basis as follows:-

	Sqm	Sqft
First Floor – Single Office – Suite 3	102	1,100
First Floor – Single Office – Suite 4	102	1,100

Services Mains water, electricity and drainage are connected, with heating via a gas-fired boiler and hot water radiators. We understand that fibre optic high-speed broadband is available in the locality.

Service Charge No service charge is payable. Occupiers only must meet any business rate liability, utility charges and broadband/telephone costs.

VAT VAT is chargeable on the licence fee.

Business Rates Both properties are assessed in the 2015 rating list with a rateable value of £7,000 such that qualifying tenants should be able to obtain maximum Small Business Rate Relief.

Terms The premises are available to let on easy in/easy out terms on a licence agreement which can be terminated by either side on 3 months' notice. An initial deposit is payable, and the licence fee is £1100 pcm for each unit.

Car Parking Car parking is available.

Legal Costs All parties are to be responsible for their own legal costs in drawing up any licence agreement.

Viewing By appointment with the agents:
Sunderlands
5a St Peter's Square, Hereford HR1 2PG
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The information in these particulars has been prepared as at 28.11.2018 & amended 4.3.2019.