



First Floor Office

Yazor, Herefordshire

Adjacent to the Old School, situated in the hamlet of Yazor on the main Hereford to Kington (A480) road approximately 7 ½ miles from Hereford these offices are in a lovely, rural situation but with easy transport links to both Hereford and Weobly.

There is ample car parking and a regular bus service to and from Hereford.

Approximately 78 m²

The unit is on the first floor of a converted cow barn with a wealth of exposed beams giving a traditional feel to modern offices which are fully Cat5 cabled and with ample power points in each office. They are light and airy with unusual round windows as well as double glazed units.

Stairs lead to:

Large office/reception 7.80m x 3.58m with small kitchenette and WC off.

Office 2 2.55m x 4.83

Office 3 3.22m x 4.83

Office 3 4.87m x 4.59

All the offices are fully carpeted with laminate flooring in the kitchen section.

Heating is via efficient Dimplex heaters and most of the windows are double glazed.

Mains water

Mains electricity

Rent per annum £neg.

Septic tank drainage

Rates payable 2010 – 11 £

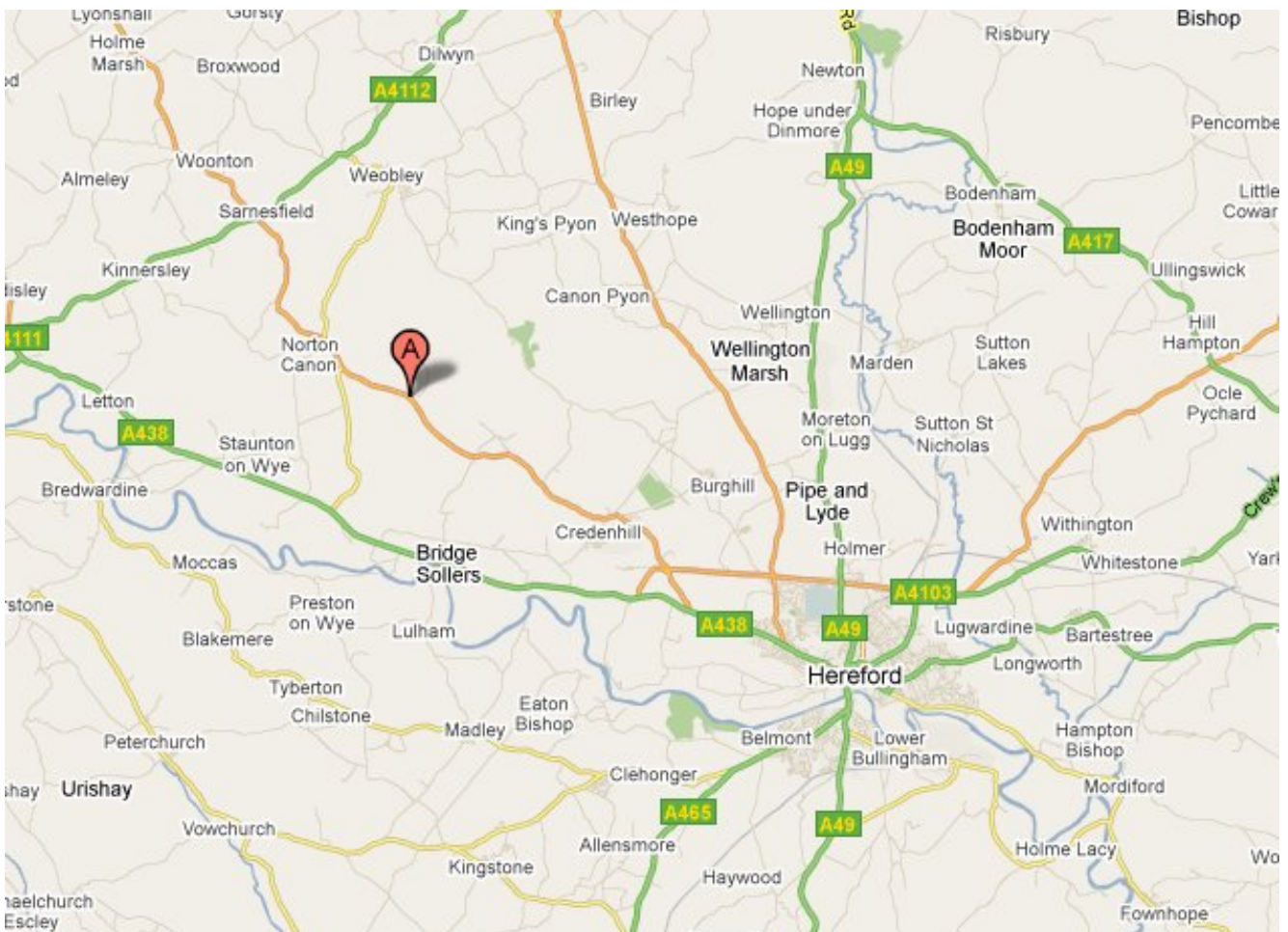
Note: The agents for themselves and for the vendor or lessor, give notice that this information is given as a preliminary guide to interested parties; statements contained herein are given in the belief that they are correct, but they are not intended to be relied upon as a statement of fact, and it is for the purchaser or tenant to satisfy himself as to their correctness by inspection or otherwise. All negotiations are subject to the contents of a formal contract to be prepared by the solicitor of the vendor or lessor.

www.berringtons.com Telephone: 01981 570727 Facsimile: 01981 5707 Email: post@berringtons.com

Balfours with Berringtons

Property Professionals

First Floor Offices Yazor, Herefordshire Location Plan



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**First Floor Office, Yazor
Application Form**

1. Name and address of applicant:
.....
.....
2. Trading name of business (if different to 1 above) and business address:
.....
3. Relationship between 1 and 2 above:.....
4. Brief summary of business experience:
.....
.....
5. Location of existing business:
6. Scale of existing business (number of employees etc):
.....
.....
7. Type of business – brief description of trade or activity.....
.....
.....
8. Name of Manager who will control this business:
9. Name of another landlord from whom you rent space (if applicable):
.....
10. Name, address and telephone number of Guarantor (if applicable)
.....
.....

Please enclose with the application:-

1. Name and address of your accountant:-
.....
.....

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2. Name of one further referee (existing landlord if possible):

.....
.....

3. Please complete bank consent form

In respect of some or all units, the estate reserves the right to visit and interview selected prospective tenants at their existing premises. At that stage additional supporting financial information may be required especially with regard to the larger sized units.

Signed

Dated

CONSENT

I/We.....consent to.....

.....Bank Plc of.....

providing a reference on me/us to Berringtons Ltd, The Estate Office, The Vallets, Wormbridge, Hereford, HR2 9BA. Please debit my/our account with the cost.

Signed.....Date.....

Account No.....Account Name.....

Sort Code.....

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