



Wormbridge Court Business Centre Units to be built to an agreed specification

GENERAL

A range of 2 modern units available on a build to pre let leasehold basis to be built to agreed specification and to a range of sizes from 1100 to 5000 sq.feet

Unit 8 3800 sq.feet approx (353.4 sq.m)

Unit 9 2800 sq.feet approx (260.4 sq.m)

10,400 sq ft in total (967 sq m)

Wormbridge Court Business Centre incorporates a range of established light industrial use and office business units within a courtyard complex of traditional and modern buildings, including an insurance business, childcare nursery, print design company, a wood-burning stove business and showroom, and a bespoke joiner. With direct access and roadside frontage off the A465 Abergavenny to Hereford road at Wormbridge village the Court has a highly visible profile for passing trade.

The development land has the necessary consents to build a range of modern units. They will be constructed to modern building and insulation standards, unheated, with WC, loading and pedestrian door, and connected services of 3 phase electric, water and foul drainage. The occupier would need to fit out the building to suit their own requirements.

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.

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USE

Planning consent has been granted for :-

B1 Business Use for offices, research and development of products and processes, light industry appropriate in a residential area

B2 General Industrial Use excluding incineration, chemical treatment, landfill and hazardous waste.

RENT

£4.00 per Sq Ft + VAT (Negotiable)

Units are VAT rated

Business Rates. Unrated at present. Refer to Herefordshire Council Rates Section 01432 260 363

SERVICES

Mains electricity 3 phase. Sub-metered. Lessee to pay for internal fitting and distribution from supply.

Mains Water. Sub-metered.

Foul Drainage to Bio-disc. Shared cleansing and servicing costs.

ACCESS

Direct access off A465 at Wormbridge village

Contribution towards maintenance of access and car park within the Courtyard of £100.00 per annum.

PARKING

Large shared parking area on hard standing

VIEWING

Strictly by appointment with Berringtons

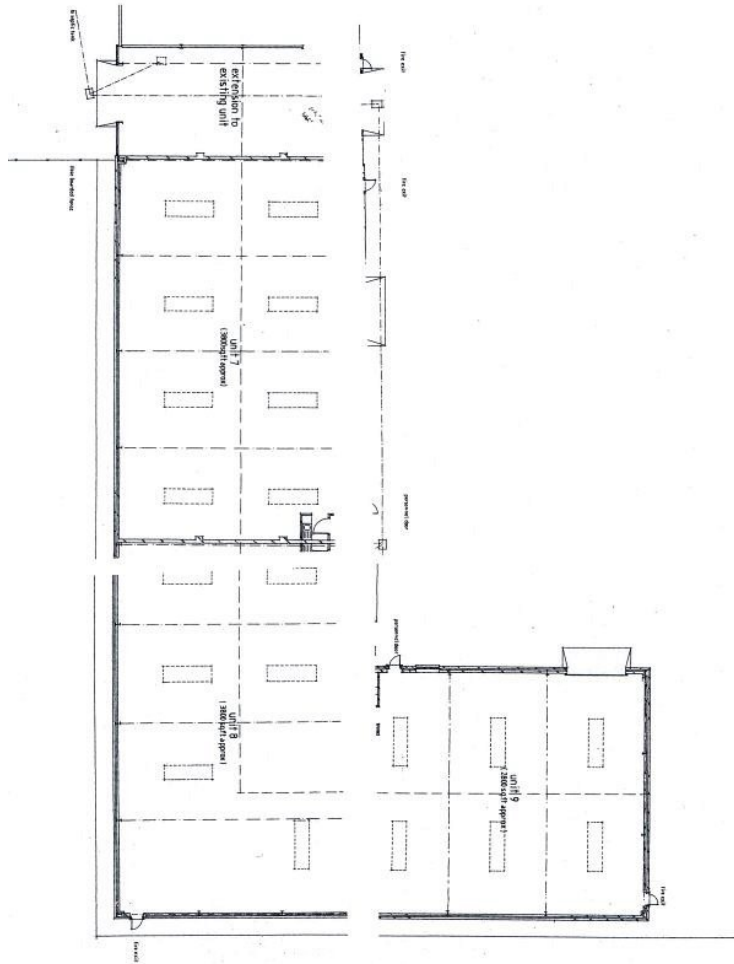
We will be extremely interested to discuss your proposal. Please make an appointment with the Head Agent William Shuttleworth, FRICS or Miss Julia W Phillips PgD Assistant Rural Surveyor

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Balfours with Berringtons

Property Professionals

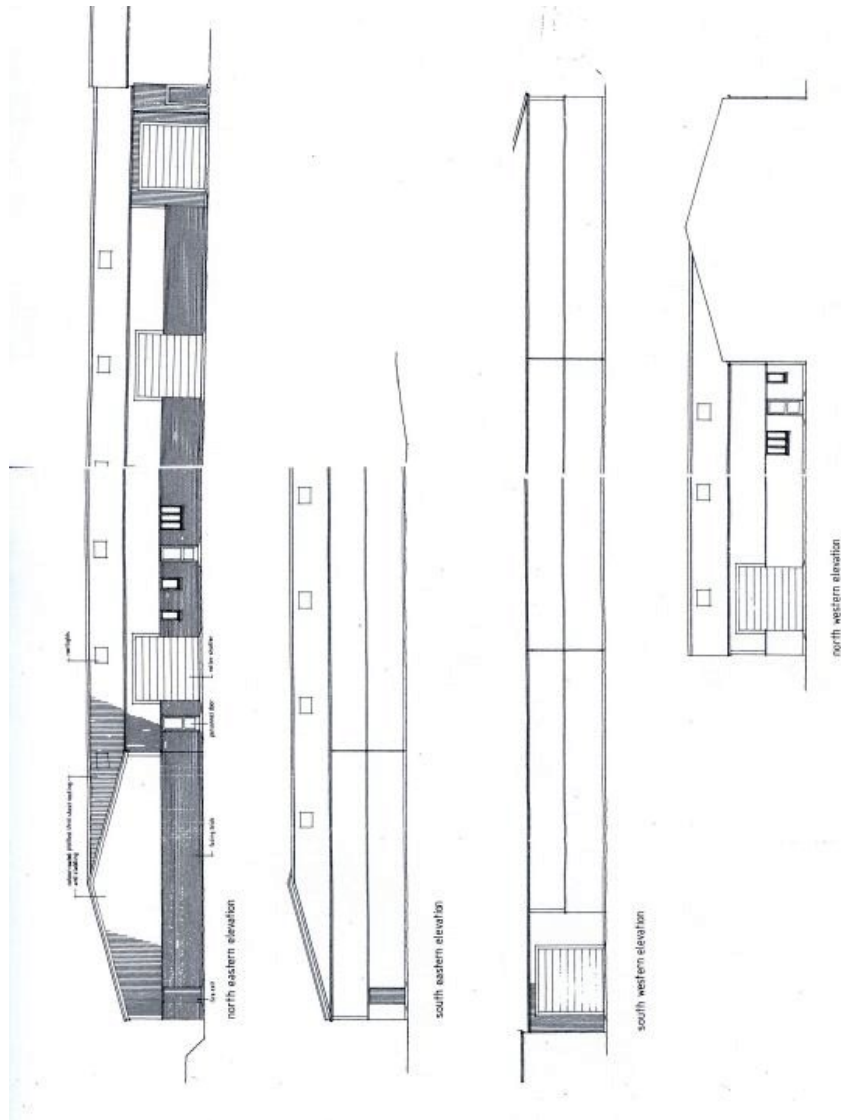


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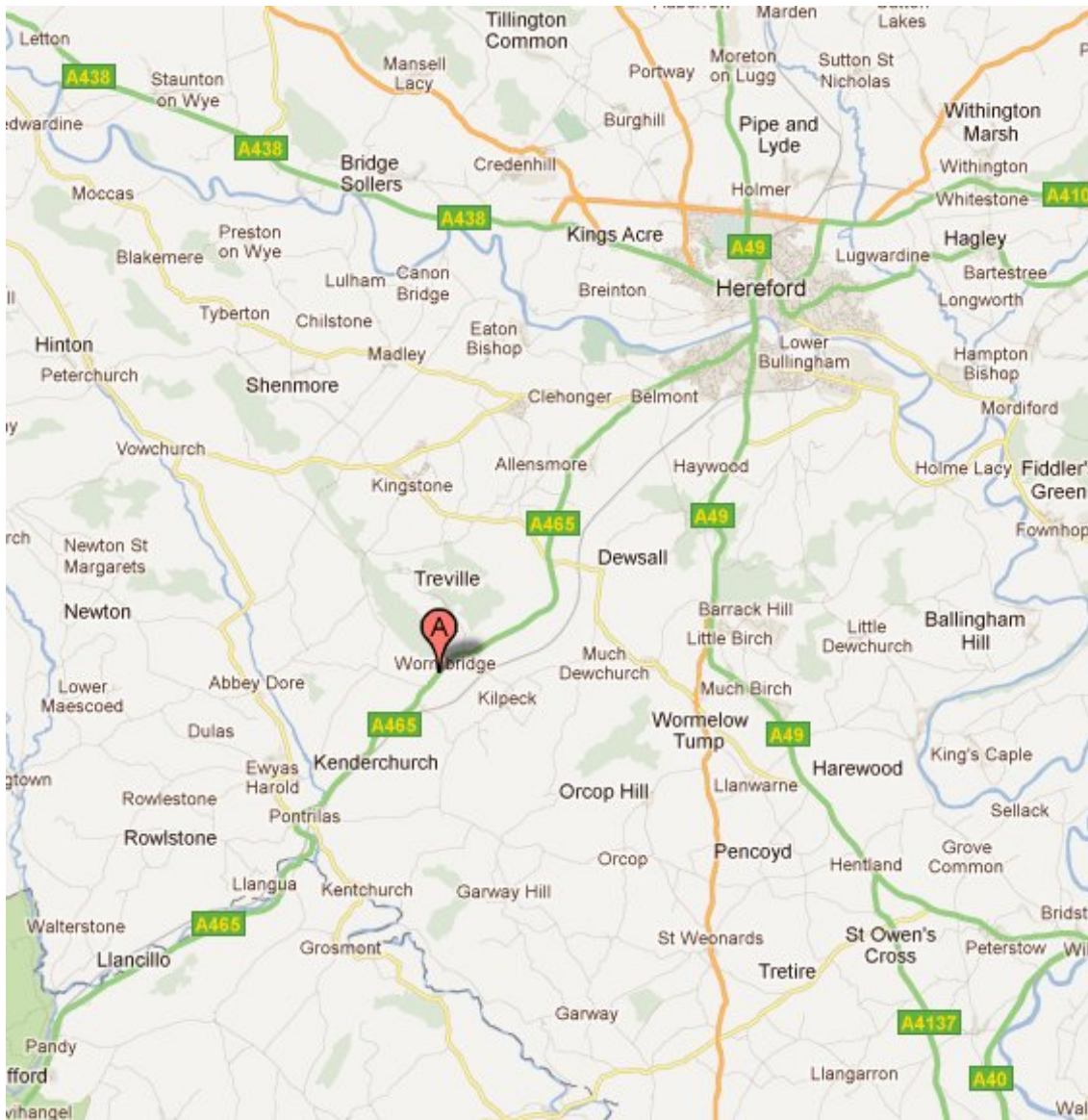
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Wormbridge Court Business Units Location Plan



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HEADS OF TERMS
BUSINESS PLOTS TO BE BUILT TO AGREED SPECIFICATION
WORMBRIDGE COURT BUSINESS CENTRE
SUBJECT TO CONTRACT

1. **Term**
Up to five years
A joint application to be made to the Courts for the exclusion of the Security of Tenure Provisions of the Landlord and Tenant Act 1954.
2. **Rent** Payable monthly in advance by standing order
3. **Plan** Area of letting as shown on attached plan.
4. **Outgoings**
The Lessee to be responsible for all other outgoing including Unified Business Rates, electricity, telephone. Water to be charged by the Lessor via sub-meter at Welsh Water Authority Rates.
Drainage - The Lessee will bear an apportioned cost of servicing and cleansing the Biodisc
5. **Repairs**
The Lessor to be responsible for all structural and external repairs. The Lessee to be responsible for keeping the interior and fixtures and fittings in good, clean and tenable repair and condition.
6. **Insurances**
The Lessor will insure the premises. The Lessee to be responsible for insurance of all contents. In the event of additional premium being charged by insurers due to the Lessee's activities then this will be charged to the Lessee.
7. **No improvements or alterations** to be carried out without the Lessor's prior written consent and this also applies to signs (siting and design).
8. **Access and shared car parking** as shown on plan. The Lessee to contribute £100.00 per annum towards maintenance of access and car park.
9. **Assignment and Sub-letting** There shall be no assignment or sub-letting.

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10. Use
In accordance with the terms of planning consent (ref_.DCSW2004/3289/F) for B1 & B2 Use Classes.
11. Storage No outside storage, skips etc
12. Costs
Each party to bear their own costs in connection with the preparation and completion of the lease. The lessee to be responsible for the cost of Stamping the agreement and the Lessor for Stamping the counterpart.
13. Lease to include other usual terms and conditions.
14. Rent review
There will be a rent review at the end of year 3.
15. VAT
Will be chargeable in addition to the rent.

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