



## **Wormbridge Court Business Centre**

### **Unit 3**

**Wormbridge, Herefordshire**

**HR2 9DH**

**B1(Light Industrial/retail) 76.85 Sq M (827.21 Sq Ft)**

**RENT £4250 p.a + VAT (£5/Sq F)**

#### **GENERAL**

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 Centre has a highly visible profile for passing trade.

**UNIT 3** forms the ground floor of part of a listed converted traditional building. Its current layout is equipped for food retail, but could equally be adapted easily to any other business use or enterprise. Would be suited to a variety of small business uses – workshop with office, studio etc. Heated and electrics fit for purpose.

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## USE

Planning consent for B1 Light Industrial use (with food retail), subject to working hours and noise restrictions in the lease due to proximity of residential properties. Building Regulations approved at time of the conversion.

**SIZE Gross Internal Area 76.85 Sq M (827.21 Sq Ft)**

## DESCRIPTION

- Lobby (2.42m x 3.38m)
- Corridor (1.48m x 2.72m)
- WC (dual disabled size) (1.62m x 2.65m)
- Office/Room 1 (3.20m x 4.85m) heated
- Room 2/Office/Workshop (2.37m x 4.76m) tiled floor
- Room 3/ Workshop (2.39m x 4.72m ) tiled floor
- Room 4/Workshop (2.63m x 4.77m) tiled floor
- Store/Darkroom (2.06m x 4.73m) lined and insulated; concrete floor

**RENT £4250 p.a. + VAT (£5 per Sq Ft)**

Business Rates Rateable value 2011 Gross Charge £443.83 pa  
Herefordshire Council Council Rates Section (01432 260 363). Small Business Relief may apply

## SERVICES

Mains water via sub-meter

Mains electricity - Single phase. Metered Supply.

Heating – Night storage electric

Private foul drainage to Biodisc (no commercial waste) - Contribution of servicing cost is shared between occupiers

Contribution to maintenance of parking etc £100.00 per annum.

## ACCESS

Direct access off A465 at Wormbridge village

## PARKING

Parking area for occupiers limited to directly in front of building. Other parking available in shared area.

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1. **Term** - initial term up to three years. Longer lease may negotiated.  
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 outgoings 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 them 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 tenant to contribute £100.00 per annum towards maintenance of access.
9. **Assignment and Sub-letting** - There shall be no assignment or sub-letting.
10. **Use** - In accordance with the terms of planning consent (ref\_ . SH941119 PF) for B1 Light Industrial purposes (with food retail). Working hours, deliveries and noise levels restricted due to nearby houses to Mon – Fri 8am-6pm Sat 8am -1pm. No other hours, Sundays or Bank Holidays.
11. **Storage** - No outside storage.
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** is chargeable in addition to the rent.

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**Unit 3 Wormbridge Court Business Centre  
Ground Plan**

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**Unit 3 Wormbridge Court Business Centre  
Application Form**

**1 Name and address**

.....  
.....

**2 Trading Name of business (if different to 1 above) and business address**

.....  
.....

**3 Relationship and 1 and 2 above**

.....

**4 Brief Summary of Business Experience**

.....  
.....  
.....

**5 Location of Existing Business**

.....

**6 Scale of Existing Business (number of employees etc)**

.....  
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**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 (if applicable)**

.....

Please enclose with your application

**1 Name and address of accountant**

.....

.....

**2 Name and Address of one further referee (existing landlord if possible)**

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.....

**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 in regard to the larger sized units.

**Signed**.....

**Dated**.....

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**CONSENT**

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

Bank Plc of.....

Providing a reference on me/us to Balfours with Berringtons, 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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