



## **Wormbridge Court Business Centre**

### **Unit 4**

**Wormbridge, Herefordshire**

**HR2 9DH**

**B1(Office) 153 Sq M (1650 Sq Ft)**

**RENT £8250 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 4** forms part ground floor and a full first floor of a listed converted traditional building. It has recently been converted to a high standard, creating a modern, light, interesting and peaceful workspace. Heated, insulated. Electrics fit for purpose. Own parking.

**USE** - Developed with Planning consent for B1 (Office) use, subject to working hours and noise restrictions within the lease due to proximity of residential properties.

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Would suit a variety of small business uses – office, design studio etc

**Ground Floor 35.05 Sq m**

**First Floor 118.25 Sq m**

**Gross Internal Area = 153.30 Sq M (1650 Sq Ft)**

- |  |                                |
|--|--------------------------------|
| ○ Ground Floor Reception/Office 1/Studio<br>with 2 WCS including one disabled WC | 4.60m x 5.89m<br>2.50m x 4.60m |
| With stairs to   |                                |
| ○ Office 2/studio area –open plan with kitchenette                               | 4.60m x 8.39m                  |
| ○ Office 3/studio large open plan, light   | 5.01m x 7.79m                  |
| ○ Office 4   | 3.49m x 5.17m                  |
| ○ Office 5   | 2.04m x 5.15m                  |
| ○ Corridor   | 1.75m x 4.74m                  |
| ○ Store  | 1.52m x 4.82m                  |

**RENT £8250 p.a. + VAT (£5.00 per Sq Ft)**

Business Rates Rateable value 2011/2012 (Herefordshire Council to advise upon rate once business established). Small business relief of rates may apply.

#### SERVICES

Mains water via sub-meter

Mains electricity - Single Phase. Metered

Heating – LGG gas central heating

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

Contribution to maintenance of parking area etc of £100.00 per annum.

#### ACCESS

Direct access off A465 at Wormbridge

#### PARKING

Dedicated parking area directly adjoining the Unit including disabled space

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**HEADS OF TERMS  
UNIT 4, WORMBRIDGE COURT BUSINESS CENTRE  
SUBJECT TO CONTRACT**

1. **Term** - initial term up to three years. Longer lease may be 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\_.DCSW2008/0961/F) for B1 Office purposes. 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** - Will chargeable in addition to the rent.

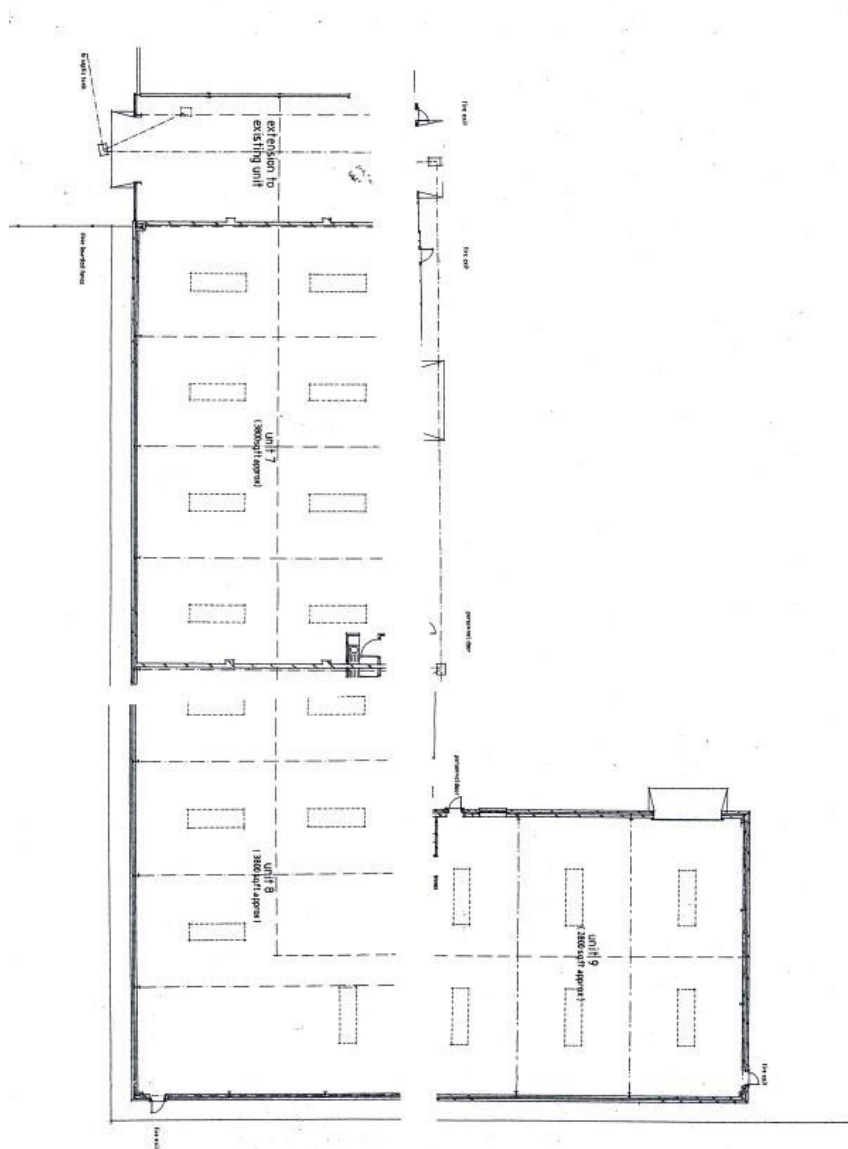
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## Unit 4 Wormbridge Court Business Centre

### Site Plan



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**Unit 4 Wormbridge Court Business Centre  
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 .....

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## 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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# Balfours with Berringtons

Property Professionals

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