



Unit 4, Burnside Court, Brunel Road, Leominster Enterprise Park
Leominster, Herefordshire, HR6 0LX

£11,500 per annum



Summary

- Net Internal Area 1228 sq.ft. (114 m²).
- Unit 5 next door also available, both units combined create an NIA of 2451.96 sq.ft. (227.8 m²).
- Well presented offices situated on a popular business park.
- Easy access onto the A49 trunk road.
- 5 car parking spaces (10 spaces if combined with Unit 5).
- 3 minute drive or 20 minute walk from Leominster Train Station.

Description

The property comprises an end terrace, single storey office unit currently arranged as a series of individual rooms. However there is potential to reconfigure the space. The unit also benefits from a kitchen area, male and female/disabled toilets, carpets and comfort cooling/heating.

Situation

The property forms part of the Burnside Court office development which includes seven office/business units. Located on Leominster Enterprise Park, the offices benefit from easy access to the A49 trunk road.

Neighbouring occupiers include West Mercia Police, Royal Mail, Marches Farm Vets, Drugs2U Pharmacy, Denny King Solicitors, Grange Electrical Systems Ltd and Thomas Panels and Profiles (roofing) amongst others.

Leominster is an established market town where all local amenities are available. The immediate population totals 12,000 people with the wider hinterland totaling c90,000 stretching across South Shropshire, Herefordshire and Mid-Wales.

For further information, contact:

James Satoor | 01743 27 66 66 | james.satoor@cgpooks.co.uk

Charles Howell | 01743 719 207 | cth@cgpooks.co.uk

Accommodation

(Measured in accordance with the RICS Code Of Measuring Practice. All measurements are approximate and are on a gross internal floor area basis).

Floor	Description	Size (sq ft)	Size (m ²)
Ground Floor	Office	1228	114
Ground Floor	Toilets (inc disabled)		
Ground Floor	Kitchenette		
Outside	5 Parking spaces (including disabled)		
Outside	Shared visitor parking		
	Gross Internal Area	1228	114

➤ **Rateable Value** To be reassessed (1st April 2023)

We are advised by the Local Authority that the property is due to be reassessed for Business Rates. The current assessment is £15,500 for the combined units 4&5.

Prospective tenants are recommended to make their own enquiries with the Local Authority for verification.

➤ **EPC** B 29

Tenure

The Premises are to be let on a new lease of 6 years on a Tenants full repairing and insuring basis. Upwards only rent review after 3 years. Longer terms are also available. Tenants only break clause at the end of the third year.

Unit 4 has previously been let alongside Unit 5 (see separate particulars). For the combined units with a NIA of 2582 sq.ft. (240 m²) and 10 parking spaces, there could be negotiation on the annual rent (terms to be agreed).



Town Planning

The property is understood to have an existing use for office purposes, however, other uses such as medical, educational, training use etc may be suitable. Subject to any planning consents necessary. Prospective tenants should rely on their own enquiries with the Planning Authority as to whether planning permission is necessary for their proposed use.

VAT

All prices and rents mentioned in these details and subsequent correspondence are exclusive of VAT, if applicable. At the time of the preparation of these particulars the Landlord had elected to charge VAT on the rent.

Costs

Incoming tenant to pay their own legal costs in respect of the transaction. Tenant to give an abortive costs undertaking of £750 + VAT.

References

The successful applicant will typically need to provide satisfactory references/company trading accounts.

Fixtures and Fittings

All items usually classed as tenants fixtures and fittings and not mentioned in these particulars, are excluded from the letting.

Deposit

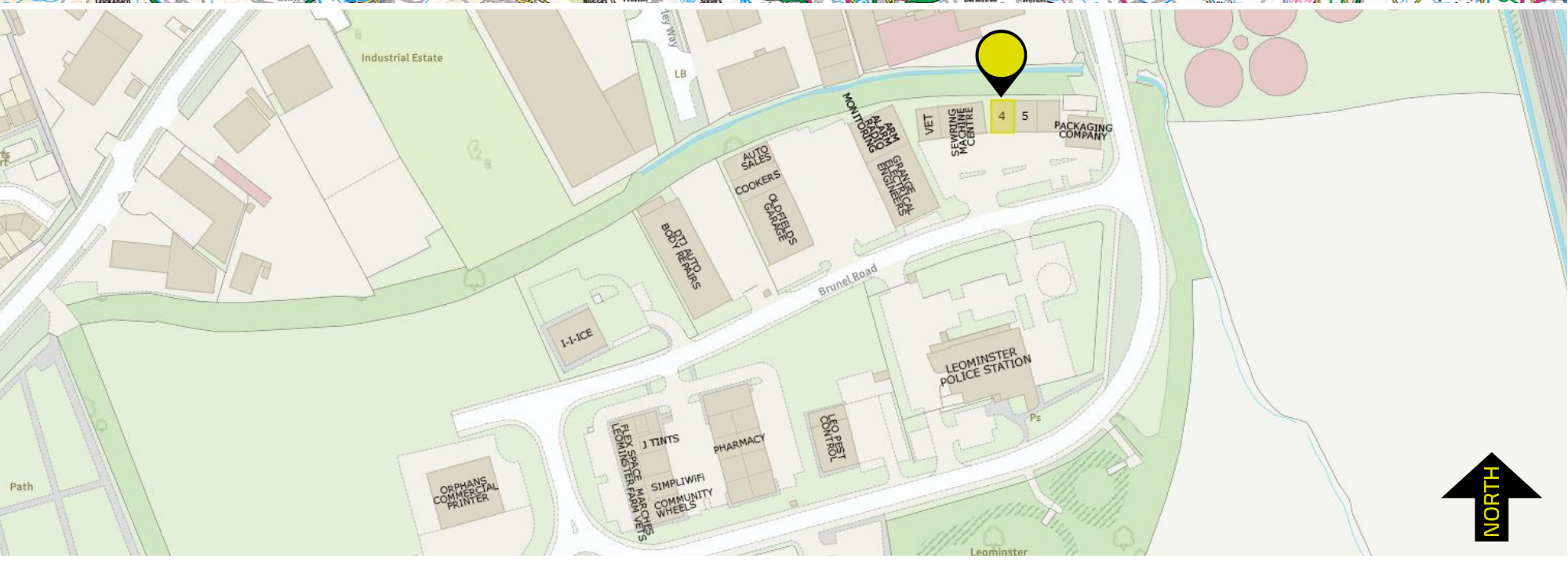
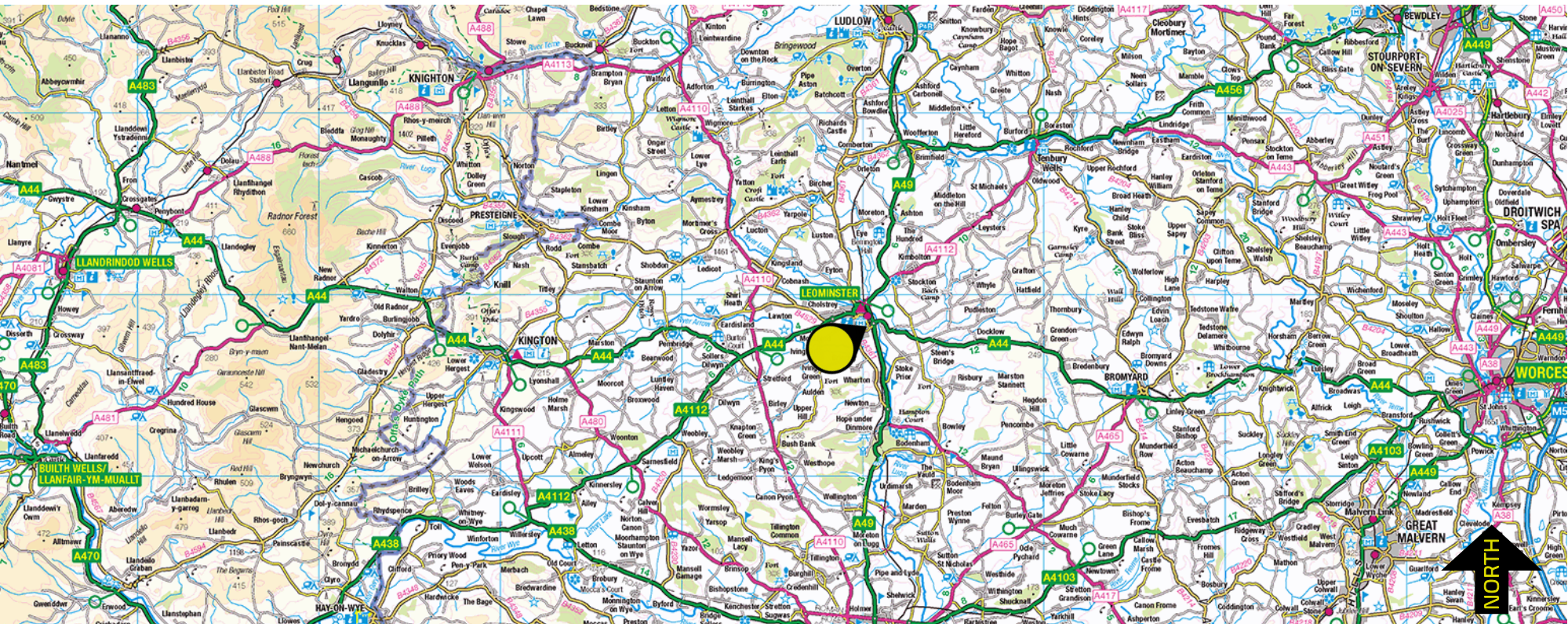
A deposit equivalent to 3 to 6 months rent may be required.

Services

It is understood that the mains water, electricity and drainage are installed at the property. The property also benefits from comfort cooling/heating. There is no gas installed at the property.

Local Authority

Herefordshire Council
Plough Lane
Hereford
HR4 0LE
01432 260 000



Commercial Lease Code

The attention of prospective Landlords and Tenants is drawn to the 'RICS Code for leasing Business Premises'. See RICS.org.

IMPORTANT NOTICE: Cooper Green Pools for themselves and for the lessors or vendors of this property whose agents they are give notice that 1. No appliances, services or service installations have been tested and no warranty as to suitability or serviceability is implied. Any prospective purchaser or lessee is advised to obtain verification from their surveyor or solicitor. 2. The particulars are set out as a general outline only for the guidance of the intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. 3. All descriptions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or lessees should not rely on them as statements or representation of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. 4. No person in the employment of Cooper Green Pools has any authority to make or give any representation or warranty whatsoever in relation to this property. 5. All rentals and prices are quoted exclusive of Stamp Duty, legal and surveyors fees and any other associated purchasers or lessees costs. 6. Floor plans are indicative only and should not be relied on. 7. The plan showing the boundary of the property is indicative only and has not been checked against the legal title so should not be relied on. 8. All dimensions, floor areas and site areas are only approximate and should not be relied on. Dimensions are generally maximum room dimensions.

