



Hope House Farm Barns, Unit 5 Hope House Lane, Worcester, WR6 6QF

- **FIRST FLOOR OFFICE ACCOMMODATION AVAILABLE TO LET**
- **EXTENDING TO APPROXIMATELY 1143 SQ FT (106.18 SQ M) (NIA)**
- **WITH ON SITE CAR PARKING FOR FOUR VEHICLES**
- **CONVENIENTLY LOCATED IN A RURAL SETTING**
- **RENT: £8,750 PER ANNUM EXCLUSIVE PLUS VAT**

Ledbury Office

01531 634648

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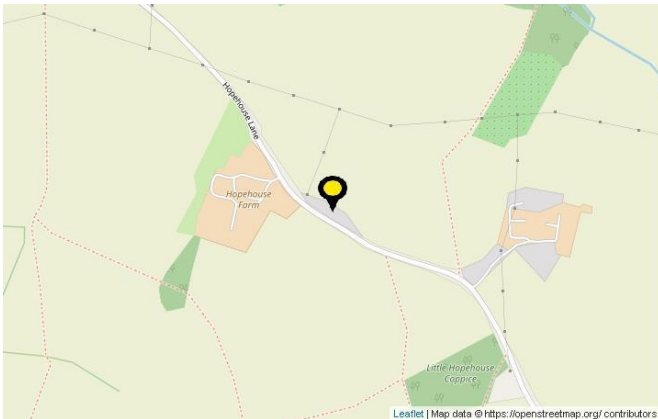
Area/Name	Description	Approx Sq Ft (Sq M)	Rent/Price
UNIT 5 HOPE HOUSE	First Floor Office, including kitchenette and WC facilities.	1,143 Sq Ft (106.18 Sq M)	£8,750.00
	TOTAL	1,143 Sq Ft	£8,750

Location

Hope House Farm, is located to the south of the village of Martley, and situated off the B4204 between Martley and Worcester, approximately 7 miles to the west of Worcester. The offices form part of a small rural business park, with ample on site parking.

Description

Hope House Farm provides a collection for former agricultural brick building, which have been converted for office use, and Unit 5 offers first floor office accommodation extending to approximately 1143 SQ FT (106.18 SQ M) (NIA), complete the WC and kitchenette facilities. The premises lend themselves to a variety of use, subject to necessary consents.



Tenure

TENURE- The premises is available to let by way of a new full repairing and insuring lease for a term of years to be negotiated.

RENT- £8,750 per annum exclusive plus VAT.

SERVICE CHARGE- There is a service charge of a fair proportion of costs, currently estimated at 50p per sq ft for the upkeep and maintenance associated with the common areas. With VAT applicable.

LEGAL FEES- A contribution will be required towards the landlord's reasonable legal costs.

DEPOSIT- The prospective tenant will need to provide satisfactory references for approval, and the landlord may request a quarters rent as deposit.

Business Rates

This information has been obtained from the Valuation Office Agency website and all interested parties are therefore advised to verify these figures with the local billing authority.

Rateable Value 2017: £8,500

Viewings

By appointment to be made through the Commercial Department at the Agent's Ledbury Office, Tel 01531 634648 Option 3

Agent Notes & Planning

PLANNING - Interested parties are advised to enquiry with the local planning authority to confirm their proposed use will be permitted.

EPC RATING - D (86) <https://find-energy-certificate.service.gov.uk/energy-certificate/3984-2192-5287-9766-5301>.

Services

We have been advised that mains electricity is connected to the property. There is a water connection, and drainage is to a private system. This information has not been checked with the respective service providers and interested parties may wish to make their own enquiries with the relevant local authority. No statement relating to services or appliances should be taken to imply that such items are in satisfactory working order and intending occupiers are advised to satisfy themselves where necessary.

Directions

The property can be found to the south of Martley on the B4205.

POST CODE- WR6 6QF

What3words - ///glass.aims.slanting

General

Intending purchasers will be required to produce identification documentation and proof of funding in order to comply with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017. More information can be made available upon request.

John Goodwin FRICS has made every effort to ensure that measurements and particulars are accurate however prospective purchasers/tenants must satisfy themselves by inspection or otherwise as to the accuracy of the information provided. No information with regard to planning use, structural integrity, tenure, availability/operation, business rates, services or appliances has been formally verified and therefore prospective purchasers/tenants are requested to seek validation of all such matters prior to submitting a formal or informal intention to purchase/lease the property or enter into any contract.



MISREPRESENTATION ACT, 1967 - JOHN GOODWIN - Conditions under which Particulars are issued:

John Goodwin for himself and for the Vendors or lessors of this property whose agent he gives notice that:

1. The particulars are set out as a general outline only for the guidance of intending purchasers or leasees and do not constitute, nor constitute part of, an offer or contract.
2. All descriptions, dimensions, references 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 tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of John Goodwin has any authority to make or give any representation or warranty whatever in relation to this property.