



Unit 5, Burnside Court, Brunel Road, Leominster Enterprise Park  
Leominster, Herefordshire, HR6 0LX

£11,250 pa  
(exclusive)



## Summary

- Net Internal Area 1,224 sq ft (113.71m<sup>2</sup>).
- Currently arranged as offices but suitable for a range of commercial uses.
- Well presented workspace situated close to the entrance of a popular business park.
- Easy access onto the A49 trunk road.
- 5 car parking spaces.
- 3 minute drive or 20 minute walk from Leominster Train Station.



For further information, contact:  
**Cooper Green Pooks**  
01743 276 666 (Option 3)

**Charles Howell**  
01743 719 207  
[cth@cgpooks.co.uk](mailto:cth@cgpooks.co.uk)

**James Satoor**  
07494 328 693  
[james.satoor@cgpooks.co.uk](mailto:james.satoor@cgpooks.co.uk)

## Location:

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.

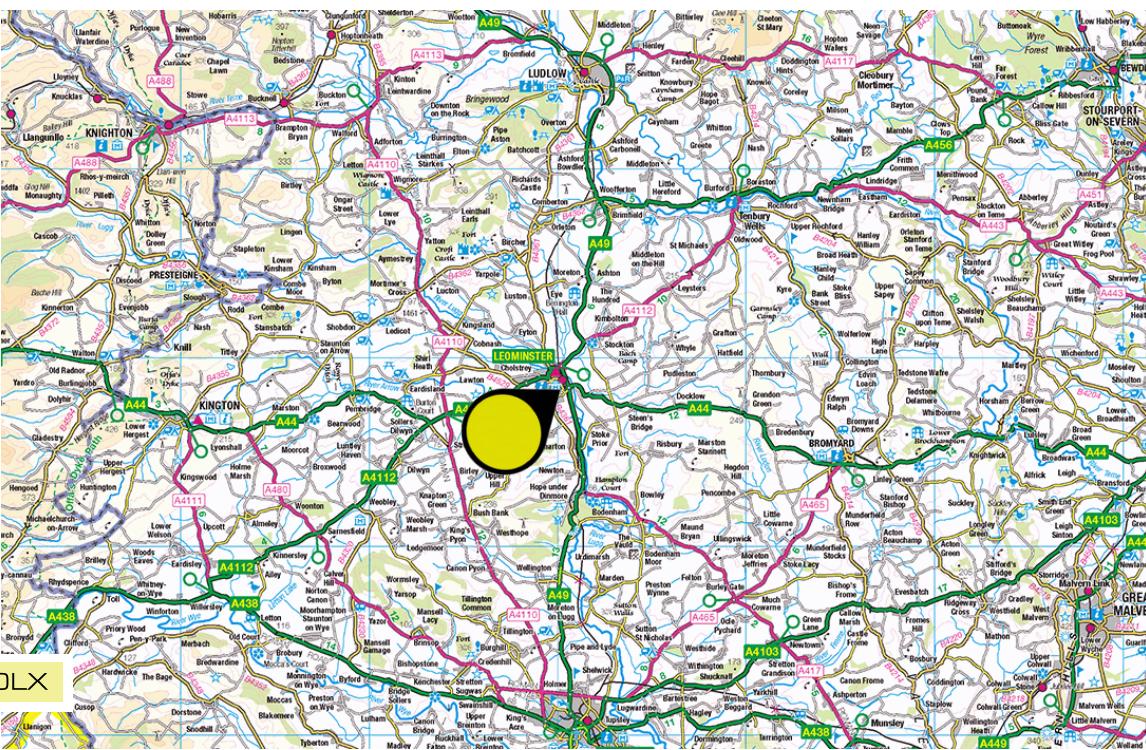
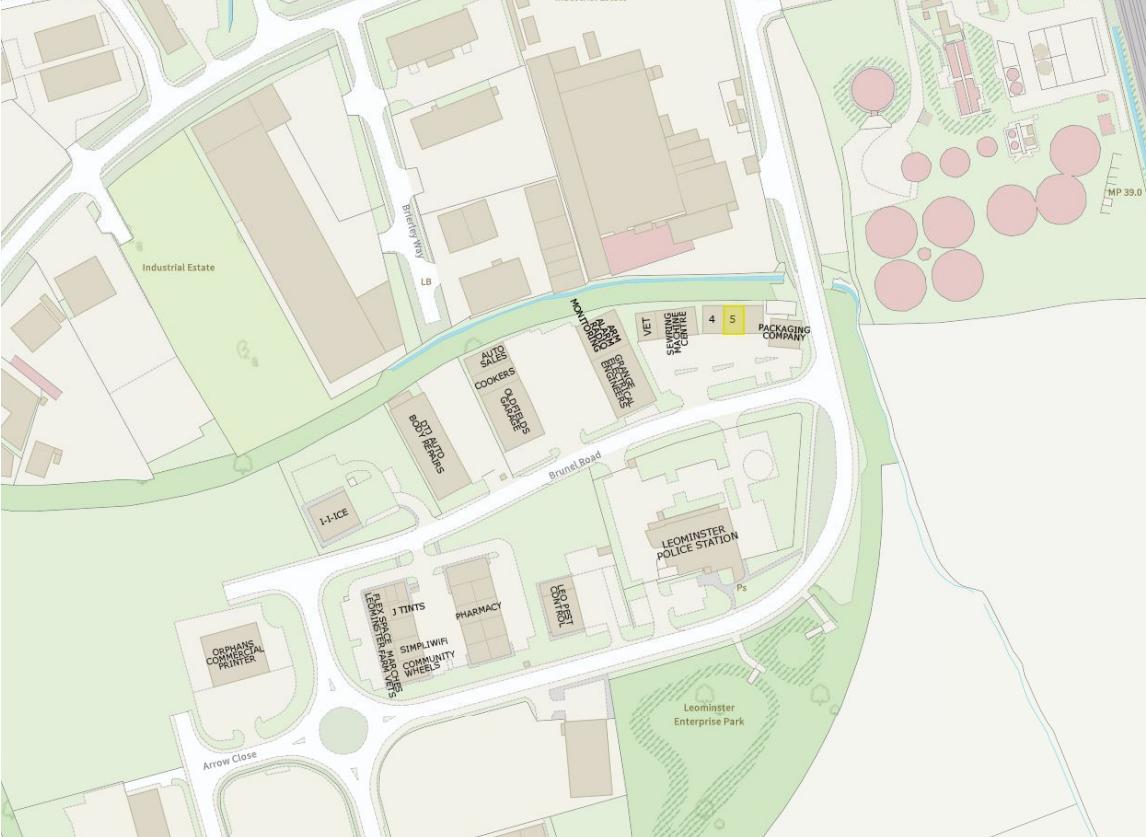
Leominster is an established market town where all local amenities are available. The immediate population totals 12,000 people with the wider hinterland totaling c90,000 stretching across South Shropshire, Herefordshire and Mid-Wales.

## Description:

The property comprises a mid terrace, single storey unit under a pitched tile roof currently arranged as reception, boardroom and open plan office. 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.

Outside the unit has 5 allocated car parking spaces as well as access to additional visitor parking.



## 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.

## Accommodation

(Measured in accordance with the RICS Code Of Measuring Practice.

All measurements are approximate and are on a net internal floor area basis).

Floor	Description	Size (sq ft)	Size (m <sup>2</sup> )
Ground Floor	Office	1,224	113.71
Ground Floor	Toilets (including disabled)		
Ground Floor	Kitchenette		
Outside	5 Parking spaces (including disabled)		
Outside	Shared visitor parking		
Total		1,224 sq ft	113.71 m <sup>2</sup>

## Deposit

A rental deposit may be required at lease completion.

## Services (not checked or tested):

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.

## Service Charge

There is a service charge payable for the maintenance of common areas for Burnside Court and Leominster Enterprise Park.

## Planning:

The premises are understood to have an existing permitted use for Class E of the Town and Country Planning (Use Classes) Order 1987 (as amended). Interested parties are advised to make their own enquiries with the Local Planning Authority as to whether planning permission is necessary for their intended 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.

## References

The landlord reserves the right to seek satisfactory Tenant and financial references.

## Anti-money Laundering and Identity Verification:

In line with UK anti-money laundering regulations, two form of ID will be required to verify identities and confirm sources of funding for all parties leasing or purchasing property. This is in addition to routine references and credit checks.

## Costs:

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

## Fixtures and Fittings:

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

## 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.

Energy Performance Rating: **D 79**

## Local Authority:

Herefordshire Council

Plough Lane

Hereford

HR4 0LE

01432 260 000

**IMPORTANT NOTICE:** Cooper Green Pocks 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 Pocks 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

