





## Westcott Venture Park – Regulations

All persons entering Westcott Venture Park shall be subject to and comply with the following regulations.

References to the Landlord in these regulations is reference to the joint landlords BNP Paribas Depository Services (Jersey) Limited and BNP Paribas Depository Services Limited of IFC 1, The Esplanade, St Helier, JE1 4BP. (Both as Trustees of Rockspring Hanover Property Unit Trust).

### 1. Access

- Certain areas are subject to an explosive licence and it may be necessary at times to limit or deny access to parts of Westcott Venture Park ('WVP').
- Access to WVP may be denied in an emergency and for as long as the emergency shall last.
- The Landlord reserves the right to refuse admission to WVP, or to require any person already admitted to leave WVP, whose conduct or presence is considered by the Landlord and/or its agents to be causing or liable to cause annoyance to, or to endanger other persons, or to be otherwise undesirable, whether on safety or security or any other grounds.
- Sleeping or staying overnight on WVP is not permitted.
- Any infringement of these regulations shall render the offender liable to be refused admission to the Park.

### 2. Visitors

- All visitors must report to security at the gatehouse.

### 3. Inspection

- Any person obtaining access to WVP may be required by security to allow their vehicle or any article to be inspected.

### 4. Prohibited Articles

- Firearms
- Animals, except guide, hearing & working dogs, must not be brought onto WVP.

### 5. Restriction of movement within WVP

- Visitors must go directly to the premises of the company they are visiting. No other WVP property may be interfered with or buildings or areas entered without the authority of the WVP Office.

### 6. Safety

- Fire ..... No fires are allowed.
- Children ..... Children must be accompanied at all times by an adult and not left unattended.
- Barrier/Red Flags ..... You must not pass any barrier or red flag.
- Escape Routes ..... Fire escapes routes and emergency exit doors must not be obstructed.
- Incidents ..... In the event of an incident that requires a report to be submitted to any authority e.g. Police, HSE etc a copy shall be submitted to the WVP office.

### 7. Traffic Regulations

- The speed limit is 30mph and NO OVERTAKING.
- Drivers shall comply with all traffic regulations in force on WVP.
- Drivers shall hold a current licence covering the type of vehicle being used and must be insured for the same.
- No caravans, accommodation vehicles, boats, skips or off loaded containers are permitted on the park at any time except by prior arrangement with the WVP office.
- No overnight parking. (Drivers may use the parking area just inside the main gates).
- Vehicles must be parked in the designated car parks at all times. Unauthorised parking can seriously hinder emergency access and may result in the removal of that vehicle.

### 8. Waste/Refuse

- No rubbish or refuse is to be left on WVP.

### 9. Health & Safety

- A safe working environment is provided and all visitors and contractors are requested to co-operate in the maintenance of the high standard of safe practice.
- All works to be carried out within the scope of the Health & Safety at Work Act 1974 and other statutory provisions.
- The WVP office shall be kept informed of all notifiable accidents.

### 10. Fire & Emergency Procedures

- If you are in a building on hearing the fire alarm, leave the building by the nearest exit and proceed to the nearest assembly point. You will be advised when re-entry is permissible.
- In case of emergency phone 999. State the assistance you require and your location. As soon as possible inform Security on (01296) 651 870 or (01296) 651 888. If possible activate or raise alarm.

### 11. Conduct

- No noxious or offensive trade or business or illegal or immoral act shall be carried out on WVP.
- Persons visiting WVP must not do anything which may cause damage to WVP or nuisance, annoyance, disturbance, inconvenience, injury or damage to the Landlord or its tenants, other visitors or the owners or occupiers of adjacent or neighbouring property/premises.
- In the event that if any visitor causes damage or destruction which is not covered by the Landlord's insurer due to the actions of the visitor, the visitor shall indemnify the Landlord against any costs, claims or loss suffered by the Landlord or any occupier.

### 12. Disclaimer/ Limitation of Liability – VISITORS ATTENTION IS PARTICULARLY DRAWN TO THIS REGULATION

- To the fullest extent permitted by law the Landlord or its agents shall not be liable to any person visiting WVP for any losses of an indirect or consequential nature including, without limitation, any economic loss or other loss of turnover, profits, business or goodwill, or other liability, loss of or damage to any property occurring (from whatever cause) on or about WVP nor for the death or any injury sustained by any person whilst on or about WVP (other than for death or injury resulting from the Landlord's negligence to the extent this cannot be excluded or restricted at law (and then only to such extent)).
- No waiver by the Landlord of any of the provisions of these Visitor Regulations or of any of its rights hereunder shall have effect unless given in writing and signed by any director of the Landlord.