



Event Space Rental Agreement

THE YARD PECKHAM — TERMS AND CONDITIONS OF VENUE HIRE

Last updated: 26/08/26

These Terms and Conditions govern the hire of The Yard Peckham. By completing a booking through our booking system, you accept these Terms and Conditions in full.

1. Definitions

"Owner", "we", "us", "our" — The Yard Peckham Ltd (company number 09856632), registered address Unit 1, 133 Copeland Road, Peckham, London, SE15 3SN.

"Renter", "you", "your" — the person or organisation making the booking. If you book on behalf of a company or organisation, you confirm you have authority to bind it, and you remain personally responsible for compliance with these terms.

"Venue" — The Yard Peckham, Unit 1, 133 Copeland Road, Peckham, London SE15 3SN.

"Estate" — Copeland Park Industrial Estate, of which the Venue forms part.

"Estate Owner" — the owner and manager of the Estate, being our landlord.

"Access Ways" — the roads, paths, entrances, corridors, stairs and lifts of the Estate.

"Hire Period" — the start and end date and time confirmed in your booking, which includes all set-up, delivery, event, breakdown and clearing time.

"Hire Fee" — the total sum shown for your booking at the point of confirmation.

"Permitted Use" — the event type stated in your booking and approved by us.

"Booking Confirmation" — the confirmation issued by us once your booking and deposit have been accepted and your Required Documents have been approved.

"Required Documents" — the evidence of insurance, qualifications and certification set out at clause 9, which must be uploaded and approved as part of the booking process.

2. Booking and acceptance

2.1 A booking is a request only. No contract exists between us until we issue a Booking Confirmation.

2.2 We may decline any booking request at our discretion, including where the proposed use is unsuitable for the Venue, incompatible with our obligations to the Estate Owner, or in breach of any licence, insurance or legal requirement.

2.3 You must give us accurate details of your event, including the nature of the event, expected number of attendees, whether alcohol will be served or sold, whether amplified music will be played, and any suppliers, contractors or equipment you intend to bring in. If the event that takes place differs materially from the event described at booking, we may terminate the hire without refund.

2.4 You must upload your Required Documents as part of the booking process. We will not confirm a booking until we have received and approved them. It is your responsibility to submit them accurately and in good time; a booking request that is incomplete may be declined or the date released to another hirer.

2.5 These Terms and Conditions, together with your Booking Confirmation, form the entire agreement between us and replace any prior discussion, quotation or correspondence.

3. Deposit and payment

3.1 A non-refundable deposit of 10% of the Hire Fee is payable at the time of booking.

Your booking is not confirmed and the date is not held until the deposit has been received, your Required Documents have been approved, and we have issued a Booking Confirmation.

3.2 The deposit is non-refundable in all circumstances except where we cancel the booking under clause 4.5 or clause 15. The deposit represents a genuine pre-estimate of the costs we incur in holding the date, turning away other enquiries and administering your booking.

3.3 The balance of 90% of the Hire Fee is due no later than **14 days before the first day of the Hire Period**. Where a booking is made **14 days or fewer** before the Hire Period, the full Hire Fee is payable at the time of booking.

3.4 If the balance is not paid by the due date, we may treat the booking as cancelled by you, retain the deposit and re-let the date, without further liability to you.

3.5 All sums are payable through our booking system unless we agree otherwise in writing. All sums are stated inclusive of VAT.

3.6 We may require a refundable damage deposit of **£500**, payable before the Hire Period. This is held against damage, additional cleaning, overtime and any other sums due under these terms, and is returned within **10 working days** of the end of the Hire Period less any lawful deductions. Deductions do not limit your liability where our loss exceeds the damage deposit.

4. Cancellation, postponement and changes

4.1 Any cancellation or request to postpone must be made in writing to **train@crossfitpeckham.com**. The date of cancellation is the date we receive your written notice.

4.2 The 10% deposit is non-refundable and is not transferable, save as set out in clause 4.4.

4.3 Where you cancel after the balance has fallen due, the following applies to the balance (the deposit remains non-refundable in every case):

Written notice received	Balance payable
More than 28 days before the Hire Period	No balance payable; any balance paid is refunded
14–28 days before the Hire Period	50% of the balance
Fewer than 14 days before the Hire Period, or non-arrival	100% of the balance

4.4 We may, at our discretion and once only, allow you to transfer your deposit to an alternative date within **6 months**, subject to availability and to written notice being received at least **28**

days before the original Hire Period. A transfer is not a right and does not create a refund entitlement.

4.5 We may cancel a booking at any time if the Venue becomes unavailable or unsafe, if a required licence or consent is refused or withdrawn, if the Estate Owner requires it, or if you breach these terms. Where we cancel for a reason other than your breach, we will refund all sums you have paid, including the deposit. That refund is our entire liability to you and we are not responsible for any other costs you have incurred.

4.6 Requests to change the Hire Period, event type or attendee numbers must be made in writing and are subject to availability, our approval and any resulting change to the Hire Fee.

5. Hire Period, access and overtime

5.1 You have access to and use of the Venue only during the Hire Period, and only for the Permitted Use.

5.2 The Hire Period includes all set-up and breakdown time. Please build this into the hours you book — you do not have access before the start time or after the end time.

5.3 The Venue must be fully vacated, cleared and returned to us by the end of the Hire Period.

5.4 **Overtime is charged at a flat rate of £200 per hour.** Overtime is charged in full hours and not in partial hours, so any part of an hour is charged as a full hour. Overtime is charged automatically and is payable on demand.

5.5 Access is granted to the hired areas only. You have no right to access any other part of the Venue or the Estate.

5.6 The maximum capacity of the whole Venue is **120** people. This must not be exceeded in any circumstances.

6. Your use of the Venue

You agree:

6.1 To use the Venue only for the Permitted Use and not to allow anyone else to use it for any other purpose.

6.2 Not to sublet, assign or share the Venue, or resell or transfer your booking, without our prior written consent.

6.3 Not to hold an auction sale at the Venue, nor allow anyone else to do so.

6.4 To comply with all applicable laws, regulations, licences and registrations relating to your event, and to obtain, maintain and renew at your own cost any licence, permission or registration your event requires — including any premises, alcohol, music, entertainment or food licence — and to pay all associated fees.

6.5 Not to use the Venue, nor allow anyone else to use it, for anything dangerous, offensive, noxious, illegal or immoral, or which is or may become a nuisance, annoyance or inconvenience to us, the Estate Owner, or any occupier of the Estate or neighbouring property.

6.6 Not to do anything, or allow anything to be done, that will or may make the insurance of the Venue or the Estate void or voidable, or increase the premium payable.

6.7 Not to erect any structure, make any alteration, or fix anything to any surface, ceiling or fitting at the Venue without our prior written consent.

6.8 Not to display any sign or advertisement anywhere at the Venue or on the Estate without prior written consent.

6.9 To control noise levels, particularly amplified music, and to comply with any noise limits, sound limiter settings or curfew times we notify to you. Doors and windows must be kept closed as required to control noise.

6.10 To be responsible at all times for the behaviour of your guests, attendees, staff, contractors and suppliers, and to ensure they comply with these terms.

6.11 To obtain our prior written approval for any external supplier, contractor, coach or instructor, including caterers, bar operators, sound engineers and security, and to provide evidence of their insurance, qualifications, PAT testing and risk assessments in accordance with clause 9.

6.12 To comply with any additional rules, regulations or reasonable instructions we or the Estate Owner notify to you from time to time.

7. Condition, cleaning and removal of property

7.1 You must leave the Venue in the same condition and layout in which you found it.

7.2 You must remove all personal property, equipment, decorations, rubbish and any other items that were not present in the Venue when you took control of it, by the end of the Hire Period.

7.3 You must keep the Venue clean, tidy and clear of rubbish, and must not make the Estate dirty or untidy or leave any rubbish or items in the common parts of the Estate. Anything left in the common parts will be removed immediately and charged to you.

7.4 Where additional cleaning, waste removal or reinstatement is required, we will charge you the reasonable cost, which may be deducted from any damage deposit.

7.5 We accept no responsibility for any property left at the Venue before, during or after the Hire Period. Items left behind may be disposed of after **7 days**.

8. Damage and indemnity

8.1 You are liable for any physical damage, legal action, and/or loss of reputation or business opportunity that we may incur as a consequence of your actions or those of any of your guests, attendees, staff, contractors or suppliers while you are in control of the Venue.

8.2 You must repair, or pay the cost of repairing, all damage caused to the Venue or the Estate, fair wear and tear excepted.

8.3 You must not overload or damage the lifts in the Bussey Building if used, and you are responsible for the cost of any repairs arising from a breach of this clause.

8.4 You will indemnify us and keep us indemnified against all losses, claims, demands, actions, proceedings, damages, costs, expenses and other liability arising from your use of the Venue, any breach of your obligations under these terms, or the exercise or purported exercise of any right granted to you.

9. Insurance, qualifications and Required Documents

Insurance

9.1 You must hold, for the whole of the Hire Period, public liability insurance of not less than **£5,000,000** covering your event and your use of the Venue.

9.2 Where you or anyone acting for you delivers coaching, instruction, training, treatment or any other professional service at the Venue, you must also hold professional indemnity insurance and, where applicable, professional treatment or malpractice cover of not less than **£1,000,000**.

9.3 You are responsible for insuring your own property and that of your guests, attendees and contractors. We do not insure it.

Qualifications

9.4 You must ensure that you, and every person delivering any activity at the Venue on your behalf, hold the appropriate qualifications, certifications, registrations and licences required for that activity, and that they are current, valid and in force for the whole of the Hire Period.

9.5 Depending on the nature of your event, this includes (without limitation):

- a recognised fitness, coaching or instructor qualification appropriate to the activity being delivered, at the level required by the relevant governing body or awarding organisation;
- a current first aid qualification appropriate to the activity, held by at least one person present throughout the Hire Period;
- an enhanced DBS check where the activity involves children or vulnerable adults, together with an appropriate safeguarding policy and a named safeguarding lead;
- any sport-specific or national governing body licence, registration or affiliation required for the activity;
- any food hygiene certification, personal alcohol licence or premises authorisation required where food or alcohol is served or sold; and
- any professional registration required by law for the service being delivered.

9.6 You are solely responsible for identifying, obtaining and maintaining the qualifications your event requires. We do not advise on what is required, and our acceptance of a document does not amount to approval, endorsement or verification of your competence, nor does it transfer any responsibility to us.

Submission of Required Documents

9.7 You must upload the following as part of the booking process, before your booking can be confirmed:

- a valid certificate of insurance evidencing the cover required under clauses 9.1 and 9.2, showing the insurer, policy number, limit of indemnity and period of cover;
- proof of the qualifications and certifications required under clauses 9.4 and 9.5 for every person delivering activity at the Venue; and
- any risk assessment, safeguarding policy, licence or method statement we request for your event.

9.8 All Required Documents must be legible, in date, and in the name of the person or organisation to which they relate. We may reject any document that is expired, illegible, or does not correspond to the activity described in your booking, and may request further information.

9.9 Where any Required Document expires between confirmation and the end of the Hire Period, you must submit a valid replacement before the start of the Hire Period.

9.10 You must notify us immediately if any insurance policy, qualification, licence or registration is cancelled, suspended, withdrawn or lapses at any time before the end of the Hire Period.

9.11 If the Required Documents are not submitted and approved before the start of the Hire Period, or if we discover that any document provided is invalid, expired or misleading, we may refuse you access to the Venue or terminate the hire immediately. In that event no refund is due, the deposit is retained, and you remain liable for the full Hire Fee.

9.12 You warrant that all information and documentation you provide is true, accurate and complete, and you indemnify us against any claim, loss or liability arising from any inaccuracy in it or from any activity delivered at the Venue by an unqualified or uninsured person.

10. Liability

10.1 Subject to clause 10.2, we are not liable for:

- the death of, or injury to, you, your employees, customers or invitees at the Venue;
- damage to any property belonging to you or to your employees, customers or other invitees at the Venue; or
- any losses, claims, demands, actions, proceedings, damages, costs, expenses or other liability incurred by you or your employees, customers or other invitees at the Venue in the exercise or purported exercise of the rights granted under these terms.

10.2 **Nothing in these Terms and Conditions limits or excludes our liability for:**

- death or personal injury, or damage to property, caused by negligence on the part of us, our employees or our agents;
- fraud or fraudulent misrepresentation; or
- any other matter in respect of which it would be unlawful for us to exclude or restrict liability.

10.3 Subject to clause 10.2, our total liability arising out of or in connection with a booking, whether in contract, tort (including negligence), breach of statutory duty or otherwise, is limited to the Hire Fee paid by you for that booking.

10.4 Subject to clause 10.2, we are not liable for any loss of profit, loss of business, loss of anticipated savings, loss of goodwill, or any indirect or consequential loss.

11. Health, safety and fire

11.1 You are responsible for complying with all applicable fire safety regulations at the Venue, which are displayed in the Venue or in such other location as we may allocate from time to time and notify to you.

11.2 You must ensure that fire exits, escape routes and firefighting equipment remain clear, unobstructed and accessible at all times, and must provide clear access as required by the fire regulations relating to the Venue and any adjoining property.

11.3 You must familiarise yourself and your attendees with the fire exits, assembly point and evacuation procedure before your event begins.

11.4 We bear no liability for the health and safety of you or any person at the Venue with your express or implied authority, which shall at all times remain your responsibility. You must have appropriate insurance in place.

11.5 You must provide a risk assessment for your event on request, and must appoint a responsible person who will be present throughout the Hire Period and contactable by us.

11.6 No naked flames, pyrotechnics, smoke machines, confetti cannons, glitter or similar are permitted without our prior written consent.

12. Smoking

12.1 Smoking — including the use of e-cigarettes and vaping devices — is not permitted in any interior part of the Venue or the interior parts of any other premises forming part of the Copeland Park Estate.

12.2 Any smoking outside must be in designated areas only, must not cause any nuisance, annoyance or inconvenience to other tenants and occupiers of the Estate, and doors must be closed before leaving the building.

13. Estate regulations — Copeland Park Industrial Estate

The Venue forms part of the Copeland Park Industrial Estate and we are bound by the terms of our lease. As a condition of hire, you agree to comply with the following Estate regulations, and to procure that your guests, attendees, staff, contractors and suppliers do the same. You agree with us and with the Estate Owner:

13.1 Not to use the Venue except for the Permitted Use, nor to allow anyone else to do so.

13.2 Not to hold an auction sale at the Venue, nor allow anyone else to do so.

13.3 Not to cause any damage to the Venue or the Estate, and to repair all damage caused (except fair wear and tear).

13.4 To keep the Venue in a safe condition and not to cause injury to any person or damage to any adjoining building or premises.

13.5 To keep the Venue clean, tidy and clear of rubbish.

13.6 To use the Access Ways in such a way as to cause no inconvenience to other occupiers of the Estate, and not to obstruct the Access Ways.

13.7 Not to make the Estate dirty or untidy, or leave any rubbish or other items in the common parts of the Estate. Any such rubbish will be removed immediately and charged to you.

13.8 Not to overload or damage the lifts in the Bussey Building if used, and to be responsible for the cost of any repairs caused by a breach of this clause.

13.9 Not to use, nor allow anyone else to use, the Venue for activities which are dangerous, offensive, noxious, noisome, illegal or immoral, or which are or may become a nuisance or annoyance to us, the Estate Owner, the occupier of any neighbouring property, or any occupier of any premises on the Estate.

13.10 Not to do, nor allow anyone else to do, anything that will or may result in the insurance of the Venue or the Estate being void or voidable, or in the premium for it being increased.

13.11 Not to build or erect any structure at the Venue, or make alterations to the Venue, or allow anyone else to do so.

13.12 To comply with the terms of any Act of Parliament, regulation, licence or registration authorising or regulating how the Venue is used.

13.13 Specifically, to provide clear access as required by the fire regulations relating to the Venue and any adjoining property.

13.14 To do everything necessary to obtain, continue and renew any licence or registration required by law for using the Venue for the Permitted Use, including paying all fees.

13.15 To give us promptly a copy of any notice received concerning the Venue or the Estate.

13.16 To indemnify us and the Estate Owner, and keep us and the Estate Owner indemnified, against all losses, claims, actions, demands, proceedings, damages, costs, expenses and other liability arising from any breach of your obligations, or the exercise or purported exercise of any of the rights given under these terms.

13.17 Not to exhibit any signs or advertisements anywhere at the Venue or on the Estate without prior written consent.

13.18 To observe any rules and regulations the Estate Owner makes and notifies from time to time governing use of the Venue and the Estate.

14. Our rights during the Hire Period

14.1 We and our representatives may enter the Venue at any time during the Hire Period.

14.2 We may require the removal of any person from the Venue whose behaviour is, in our reasonable opinion, unacceptable, unsafe or in breach of these terms.

14.3 We may terminate the hire immediately and require you to vacate the Venue where there is a serious or persistent breach of these terms, where capacity is exceeded, where clause 9 is not complied with, or where there is a risk to safety or to the Venue or the Estate. In that event no refund is due and you remain liable for all sums payable.

15. Force majeure

15.1 We are not liable for any failure or delay in performing our obligations caused by events outside our reasonable control, including fire, flood, power failure, loss of a required licence, structural failure, government restriction, epidemic or pandemic, industrial action, or an act or requirement of the Estate Owner.

15.2 Where such an event prevents your booking from going ahead, we will, at our discretion, offer an alternative date or refund all sums paid, including the deposit. That is our entire liability to you in those circumstances.

16. Late payment

16.1 If you fail to pay any sum due within the time period agreed, interest shall accrue on the unpaid balance at the rate of **4% above the Bank of England base rate per year** until it is paid.

16.2 You are also liable to us for any legal fees, court costs and other expenses associated with collection.

17. General

17.1 Data protection. We process your personal data in accordance with our Privacy Policy, available at <https://www.theyardpeckham.com/privacy-policy>.

17.2 Notices. All notices under these terms must be in writing and sent to train@crossfitpeckham.com or, for notices to you, to the email address given in your booking.

17.3 Variation. We may amend these Terms and Conditions from time to time. The version in force at the date of your Booking Confirmation applies to your booking.

17.4 Third parties. The Estate Owner may enforce clause 13 against you. Otherwise, no third party has any right to enforce these terms.

17.5 Severance. If any provision is found to be unlawful or unenforceable, the remaining provisions continue in full force.

17.6 Governing law. These Terms and Conditions are governed by the law of England and Wales, and the courts of England and Wales have exclusive jurisdiction.

By ticking to accept these Terms and Conditions and paying the deposit, you confirm you have read, understood and agree to be bound by them.