

Supporting Statement – Evidence of Existing Lawful Use

Unit 7A, Baldock Industrial Estate, Baldock, SG7 6NG

This statement is submitted in support of the Lawful Development Certificate (Existing) application for Unit 7A, Baldock Industrial Estate.

Prior to occupation by Hype Health Hub Ltd (Hype Gym), the premises were occupied and operated by Vari-Pac Baldock.

Based on publicly available information, Vari-Pac operated from Unit 7A as a commercial business involved in packaging, processing, and associated office-based operations, consistent with Class E(g) use (light industrial / office).

Evidence supporting this includes:

- Companies House records showing Vari-Pac registered at Unit 7A, Baldock Industrial Estate
- Online business listings and Google Business profile indicating active commercial operations at the premises
- Public descriptions of business activities consistent with light industrial and office use

While exact staffing numbers are not publicly available, businesses of this nature typically operate with a small to moderate workforce, with employees present on site during normal business hours for production, packing, administration, and logistics activities.

At no point was the unit used for residential purposes, storage only, or any use outside of Class E(g).

This evidence demonstrates that Unit 7A was in lawful Class E(g) use immediately prior to the current Class E(d) use, supporting the application for a Lawful Development Certificate.

Signed:

Pardeep Dhaliwal

Director — Hype Health Hub Ltd

Date: 18/12/25

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Vari Pac Uk, Baldock



Vari Pac Uk
 7A London Road Industrial Estate, Baldock, Hertfordshire
 England, SG7 6NG
 01438 745449
www.varipac.co.uk
[Send message](#)
[Message us on Facebook](#)

OPENING TIMES

Open now, closes in 6 hours

Thursday	07:30 - 18:30
Friday	07:30 - 18:30
Saturday	09:00 - 17:30
Sunday	10:00 - 16:00
Monday	07:30 - 18:30
Tuesday	07:30 - 18:30
Wednesday	07:30 - 18:30

The hours on Christmas Eve might differ

Electricians agree: Heat pumps are only worthwhile if your house...

updated on 04/08/2025

Screen shot showing Vari Pac operating from the location.

Google search results for "vari-pac baldock".

varipac.co.uk
<https://www.varipac.co.uk>
Varipac Limited UK - varipac
 Varipac UK, have been successfully supplying specialised, bespoke, high quality horizontal thermoforming packaging equipment to the UK market for over 20 years. [Read more](#)
 Missing: baldock | Show results with: baldock

Cylex UK
<https://baldock.cylex-uk.co.uk> • vari-pac-uk-23035965
 ▶ **Vari Pac Uk, Baldock**
 Established in 2003, we were proud to be sole agents in the UK for Variovac GMBH. After 8 successful years supplying food packaging equipment into the UK, ...

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Vari-pac UK | Baldock
 Suppliers of bespoke, high quality horizontal thermoforming packaging equipment to the UK market. Manufactured using the latest Siemens technology. [Read more](#)
 1.0 ★★★★★ (1)

Find and update company information
<https://find-and-update.company-information.service.gov.uk> • ...
VARIPAC UK LIMITED filing history - Companies House
 Registered office address changed from 7 Baldock Industrial Estate London Road Baldock Hertfordshire SG7 6NG to 13 Market Industrial Estate Yaffton Bristol BS49 ... [Read more](#)

Vari-Pac
 Manufacturer in Baldock, England

[Directions](#) [Reviews](#) [Save](#) [Share](#)

Address: Baldock SG7 6NG
Get there: 12 mins
Hours: Open now · [Add full hours](#)
[Suggest an edit](#) · [Own this business?](#)

[Add missing information](#)
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[Add business hours](#)
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Google business page showing the location and what they do:

Changing the registered office on companies house

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Building co...	Inbox - Par...	Events
Fiverr / Inbox	Dataspace...	VARIPAC U...
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21 Mar 2024	Confirmation statement made on 15 March 2024 with no updates	View PDF (3 pages)
18 Dec 2023	Accounts for a dormant company made up to 31 March 2023	View PDF (2 pages) Download iXBRL
15 Mar 2023	Confirmation statement made on 15 March 2023 with no updates	View PDF (3 pages)
12 Dec 2022	Accounts for a dormant company made up to 31 March 2022	View PDF (2 pages) Download iXBRL
29 Jun 2022	Confirmation statement made on 24 June 2022 with no updates	View PDF (3 pages)
15 Dec 2021	Accounts for a dormant company made up to 31 March 2021	View PDF (3 pages)
05 Oct 2021	Registered office address changed from 7 Baldock Industrial Estate London Road Baldock Hertfordshire SG7 6NG to 13 Market Industrial Estate Yatton Bristol BS49 4RF on 5 October 2021	View PDF (1 page)
29 Jun 2021	Confirmation statement made on 25 June 2021 with no updates	View PDF (3 pages)
19 Mar 2021	Accounts for a dormant company made up to 31 March 2020	View PDF (3 pages)
02 Jul 2020	Director's details changed for Mrs Janet Ann Mclay on 21 June 2020	View PDF (2 pages)
02 Jul 2020	Director's details changed for Mr Ian Mclay on 21 June 2020	View PDF (2 pages)
25 Jun 2020	Secretary's details changed for Mrs Janet Ann Mclay on 14 June 2020	View PDF (1 page)
25 Jun 2020	Confirmation statement made on 25 June 2020 with no updates	View PDF (3 pages)