



Unit 14, Priory Court, Poulton, Cirencester, Glos

Unit 14, Priory Court, Poulton

TO LET: £16,500 p.a.x.

LOCATION

Priory Estate is conveniently located just off the A417 in the village of Poulton, located approximately midway between Cirencester and Fairford. On reaching Poulton travelling from Cirencester turn right at The Falcon Inn, after 200 yards turn right signposted Priory Court (No Through Road). The entrance to Priory Court shall be found through the private gates on the left-hand side.

Cirencester is the 'Capital of the Cotswolds' and is by far the largest town in the Cotswold District, having a population of around 20,000 it is a thriving historic market town. Cirencester is located roughly mid-way between Swindon, 15 miles to the south-east, and Cheltenham & Gloucester to the north-west.

The town is a major centre for the local road network, where 8 'A' Class roads converge on the town, the most important of which,



the A419/A417 trunk road, provides the link between the M4 and the M5.

A range of longstanding tenants occupy The Estate including Clear B2B Marketing, Golley Slater Marketing Agency and Dalcour Maclaren Surveyors; and also benefits from the popular Gilbertine Kitchen onsite café.

UNIT 14
PRIORY COURT
PRIORY ESTATE
POULTON
CIRENCESTER
GLOUCESTERSHIRE
GL7 5JB

DESCRIPTION

Priory Court is situated in a unique and attractive rural location on the edge of the village of Poulton. Specifically converted from traditional farm buildings to office use. The Estate is home to a number of professional businesses and offers a high standard of office space.

The premises benefit from Cat2 Lighting, carpets, Cat5 cabling, fully fitted kitchen, independent Ladies and Gents toilet facilities, fire & intruder alarm and air-source heating.

A secure bike storage facility is provided, along with confidential waste disposal and provision for some additional secure storage. The Estate also provides electric car charging points.

The Estate offers fibre Broadband connections and 10 car parking spaces are provided in the dedicated parking areas surrounding the office buildings, with ample provision for visitors parking.

ACCOMMODATION

The following measurements are approximate:

Ground Floor

Entrance Foyer: 12' x 9'

Office 1: 29'9" x 17'8"

Ladies & Gents WC with cloak room:

First Floor

Office 2: 29'10" x 17'9"max

Kitchen:

Total N.I.F.A. approx. 1,137 sq.ft. (105.6 sq.m.) inc 197 sq.ft. under 1.5m height.

LEASE TERMS

A new lease is available for a minimum term of 3 years, to be excluded from the Landlord & Tenant Act 1954.

Rent: £16,500.00 per annum exclusive, payable quarterly in advance.

Deposit: A 3 month deposit will be required.

Repairs: Internal repairing and redecoration in last 3 months of term.

Insurance: Landlord insures the building, the Tenant reimburses the cost of the premium approx. £350 per annum. The Tenant is responsible for their own contents insurance.

VAT is payable in addition.



SERVICE CHARGE

A service charge of approximately £1,680 per annum, payable quarterly in advance, will be payable to the Landlord to cover the cost of maintaining and repairing the structure, cleaning & maintenance of external communal areas & septic tank, communal lighting, CCTV, and collection of business waste.

UTILITIES

Water is sub metered and will be recharged by the Landlord. The unit is independently metered for electricity.

BUSINESS RATES

The current rateable value is £11,000.
Small Business Rates Relief may be available.

LOCAL AUTHORITY

Cotswold District Council, Trinity Road, Cirencester.
Tel: 01285 623000.

ENERGY PERFORMANCE CERTIFICATE

The property has an EPC rating of C. A copy of the report is available on request.



marriotts
property llp

Cirencester
45 Dyer Street
Cirencester Glos
GL7 2PP

T: 01285 647333
E: property@marriotts.co.uk
W: www.marriotts.co.uk

IMPORTANT NOTICE: Marriotts for themselves, their joint agents (if applicable) and for the vendors, assignors or lessors of this property whose agents they are, give notice that (i) these particulars are prepared in good faith and are set out as a general outline only for the guidance of intended purchasers, assignees or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to services or to condition and necessary permissions for use and occupation, and other details are given without responsibility, and 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; (iii) the agents have no authority to give any representation or warranty whatsoever in relation to this property; (iv) unless stated otherwise, all figures quoted are exclusive of VAT. Interested parties should take independent advice as to the VAT position of this property.