



7A The Old Forge, Barnsley Park Estate, Barnsley,  
Cirencester, GL7 5EG - TO LET £9,000 p.a.x.,

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property llp

# 7A The Old Forge, Barnsley Park Estate Barnsley, Cirencester, Glos, GL7 5EG

TO LET - £9,000 p.a.x.

## LOCATION

From Cirencester, Take the A429 onto the B4425 to Barnsley. Follow the road through the village and on for approximately ¾ mile, the turning for Barnsley Park Estate will be found signposted on the left. Proceed along the driveway for approximately 100 yards and into the business park, the entrance to the office is located to the left as you enter the buildings.

## DESCRIPTION

Barnsley Park Estate offers good-quality office space in a quiet rural setting, whilst still providing easy access to the local and national road networks. The premises comprise a ground floor office suite situated within what once was an old forge building. Due to undergo full redecoration the suite benefits from its own kitchen & toilet facility with electric storage heaters, CAT2 lighting, and is carpeted throughout.

Dedicated parking for 2 cars is provided with additional visitors parking available. The Estate also benefits from Gigaclear superfast Broadband.

## ACCOMMODATION

The following dimensions are approximate only:

Office 1: 35'2"max x 17'11"

Office 2: 13'5" x 7'7"

Storeroom: 7'7" x 5'5"

Kitchen: 9'11" x 5'6"

WC:

Total N.I.F.A. approx. 710 sq.ft. (65.9 sq.m.)

## TENURE

A new Business Lease is available under internal repairing terms to be excluded from the Landlord & Tenant Act 1954. A 3 month rent deposit is required.

## SERVICE CHARGE & BUILDINGS INSURANCE

£500 p/a toward CCTV, maintenance and lighting to communal areas. Insurance £100 p/a.

## BUSINESS RATES

Rateable Value: £6,200.00

Small Business Rates Exemption / Relief may be available.

VAT - VAT is payable.

## ENERGY PERFORMANCE CERTIFICATE

The property has a EPC rating of TBC.

## LOCAL AUTHORITY

Cotswold District Council

Tel: 01285 623000

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