



Unit 4B, Norcote Workshops, Cirencester,
TO LET £350 pcm

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Unit 4B, Norcote Workshops, London Road, Cirencester, Glos, GL7 5RH

£350 pcm (SUITABLE FOR STORAGE ONLY)

LOCATION

The Norcote Workshops are a small privately owned business estate situated just off the A417 London Road, approximately 1 mile east of Cirencester, and having a good access to the town's ring road and M4/M5 motorways.

DESCRIPTION

Suitable for storage only the premises comprise of a purpose built light industrial unit providing an open plan storage area with a large electrically operated roller shutter door to the front. The unit benefits from fluorescent strip lighting and a damp-proofed concrete floor. Modern shared toilet facilities are provided and the estate benefits from CCTV.

ACCOMMODATION

The following dimensions are approximate only:
Storage Space: 24'6" x 18'5"

Total G.I.F.A. approx. 455 sq.ft. (42.3 sq.m.)

TENURE

A new 12 month Business Licence is available under internal repairing terms.

A 2 month rent deposit is required.

BUILDINGS INSURANCE

The Landlord insures the building and recharges this cost back to the Tenant, approx. £230 per annum but subject to annual review. The Tenant is responsible for their own contents insurance.

UTILITIES

All reasonable use of electricity is included within the rent.

RENT

£350 per calendar month, payable monthly in advance.

BUSINESS RATES

To be re-assessed.

Small Business Rates Relief / exemption may be available.

ENERGY PERFORMANCE CERTIFICATE

The property is exempt from EPC regulations.

LOCAL AUTHORITY

Cotswold District Council

Tel: 01285 623000

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