



Unit 1, Springfield Farm, Cirencester, GL7 7DT,
TO LET £27,500 per annum exclusive

marriotts
property llp

Unit 1, Springfield Farm, Perrotts Brook, Cirencester, Glos, GL7 7DT

£27,500 per annum exclusive

LOCATION

Unit 1 is situated at the front of a small privately owned development of light industrial units known as Springfield Farm. Travelling from Cirencester, take the A435 Cheltenham road north, proceed approximately 2.5 miles then turn left onto the Welsh Way, signposted Bagendon. Springfield Farm will be found approximately 200 yards on the right.

DESCRIPTION

The premises comprise a detached open-plan light industrial unit with a large gravelled parking area to the side of the building plus 8 dedicated parking spaces. Access into the building is provided by two large doors to the front & double doors to the rear. The unit benefits from a mezzanine floor suitable for storage, offices & stores, fluorescent strip lighting and a kitchen / mess room. Shared toilet facilities are provided. BT & Fibre Broadband via Gigclear is

available to the unit.

VAT - Is payable in addition to the rent & deposit.

ACCOMMODATION

The following dimensions are approximate only:

Workshop & 3 Stores: 48'9" max x 43'8" max

Rear Trade Counter: 30'7" x 28'6"

Reception / Office: 17' x 9'6"

Office 1: 19'4" x 16'11"

Office 2: 18'3" x 9'5" & Meeting Room 18'3" x 9'5"

Mezzanine Stores: approx. 880 sq.ft.

Kitchen / mess room:

Total G.I.F.A. approx. 3,780 sq.ft. (351.2 sq.m.) Plus

Mezzanine 880 sq.ft. & areas under 1.5m height.

TENURE

A new lease is available for a minimum term of 3 years under internal repairing terms, to be excluded from The Landlord & Tenant Act 1954. A 3 month

deposit is required.

BUILDINGS INSURANCE

Approx. £380.00 p/a, but subject to annual review.

UTILITIES

The Tenant is responsible for all utilities. Water is included in the rent.

BUSINESS RATES - Rateable Value: £21,000.00

ENERGY PERFORMANCE CERTIFICATE

The property has an energy rating of D 83.

LOCAL AUTHORITY

Cotswold District Council

Tel: 01285 623000

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.

marriotts
property llp

Cirencester
45 Dyer Street
Cirencester Glos
GL7 2PP

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

www.marriotts.co.uk

