



Unit 5, Cirencester Business Estate, Love Lane,
Cirencester, GL7 1YG

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TO LET £24,000 p.a.x.

LOCATION

Located approximately 1.5 miles south of Cirencester town centre, Unit 5 is situated on a development of light industrial units known as Cirencester Business Estate. Situated in the heart of Love Lane, which is a well-established industrial area, The Estate enjoys excellent access links to the town's ring road and M4/M5 motorways.

DESCRIPTION

Situated across a ground floor the premises offer a large open-plan workshop / warehouse space plus additional offices, store and messroom facilities along with its own independent toilets. The Unit benefits from 3 phase electrics, fluorescent strip lighting & concrete flooring. A roller shutter door to the front of the unit provides vehicular access. 6 dedicated parking spaces are also provided.

VAT - Is payable.

ACCOMMODATION

The following dimensions are approximate only:

Workshop: 67'7" x 50'6"

Reception: 19'11" x 9'8"

Office: 10'1" x 8'9"

Mess Room / Kitchen: 10'1" x 9'5"

Ladies & Gents Toilets:

Total G.I.F.A. approx. 3,975 sq.ft. (369.25 sq.m.)

TENURE

A new lease is available for a minimum term of 3 years under internal repairing terms. A 3 month deposit is required.

BUILDINGS INSURANCE

Approx. £1,200.00 p/a but subject to annual review.

SERVICE CHARGE

A service charge of £200.00 is payable on account

monthly in advance to cover the cost of the electricity & maintenance & lighting of the communal areas. Any arrears or overpayment of electricity will be settled at each year end.

BUSINESS RATES

Rateable Value: £13,750.00

Small Business Rates Relief may be available.

ENERGY PERFORMANCE CERTIFICATE

The property has an energy rating of 98 - D.

LOCAL AUTHORITY

Cotswold District Council

Tel: 01285 623000

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