



Unit 2C, Norcote Workshops, Cirencester,  
TO LET £300 pcm

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property llp

# Unit 2C, Norcote Workshops, London Road, Cirencester, Glos, GL7 5RH

£300 pcm

## 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

The premises comprise a purpose built light industrial unit providing a good quality office space with workshop area. Access into the unit is via a single pedestrian door only. The premises benefit from fluorescent strip lighting and a damp-proofed concrete floor. There are no water or waste connections to the unit, modern shared toilet facilities are provided and the estate benefits from CCTV.

One parking space is provided.

## ACCOMMODATION

The following dimensions are approximate only:

Office: 17'6" x 7'7"

Workshop: 17'6" x 12'3"

Total G.I.F.A. approx. 359 sq.ft. (33.3 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. £125.00 per annum but subject to annual review. The Tenant is responsible for their own contents insurance.

## UTILITIES

Electricity is sub metered and will be recharged.

## RENT

£300.00 per calendar month, payable monthly in advance.

## BUSINESS RATES

Rateable Value: £2,000.00

Small Business Rates Relief / exemption may be available.

## ENERGY PERFORMANCE CERTIFICATE

EPC rating TBC.

## LOCAL AUTHORITY

Cotswold District Council, Tel: 01285 623000

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**marriotts**  
property llp

Cirencester  
45 Dyer Street  
Cirencester Glos  
GL7 2PP

T: 01285 647333  
E: [property@marriotts.co.uk](mailto:property@marriotts.co.uk)

[www.marriotts.co.uk](http://www.marriotts.co.uk)

