



Unit 3, Trinity Farm, Bagendon, Cirencester, Glos,
TO LET £200 pcm exclusive

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property llp

Unit 3, Trinity Farm

Cheltenham Road, Bagendon, Cirencester, Glos, GL7 7BH

£200 pcm exclusive

LOCATION

Unit 3 is situated at the rear of a small privately owned development of light industrial units known as Trinity Farm.

Located approximately 2 miles north of Cirencester's town centre The Estate will be found conveniently situated on the A435 Cheltenham Road next to the Cirencester Golf Club.

DESCRIPTION

The premises comprise a mid-terrace storage unit with a parking area to the front of the building.

Access into the building is provided by two metal doors to the front. The unit benefits from concrete floor & LED strip lighting.

There are no toilet and kitchen facilities and no water or waste connections to the building.

One parking space is provided.

ACCOMMODATION

The following dimensions are approximate only:

Storeroom: 30' x 19'8"

Total G.I.F.A. approx. 594 sq.ft. (55.2 sq.m.)

TENURE

A new 3 year lease is available outside the Landlord & Tenant Act 1954, under internal repairing terms.

A 3 month rent deposit is required.

BUILDINGS INSURANCE

The Landlord insures the building and recharges this cost back to the Tenant, approx. £150.00 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 back to the Tenant by the Landlord.

RENT

£200.00 per calendar month, payable quarterly in advance.

ENERGY PERFORMANCE CERTIFICATE

The unit is exempt from EPC regulations.

LOCAL AUTHORITY

Cotswold District Council, Tel: 01285 623000

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