



Unit 4, Upper Coln Farm, Coln Rogers, GL54 3LB,  
TO LET £7,000 p.a.x.

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# Unit 4, Upper Coln Farm

## Coln Rogers, Gloucestershire, GL54 3LB

£7,000 p.a.x. (Not suitable for a mechanics workshop)

### LOCATION

Upper Coln Farm is a small privately owned business estate conveniently situated approximately 1 mile east of the A429 (Fosse Way), approximately 5 miles north-east of Cirencester and 1 mile outside the village of Coln Rogers. Unit 4 will be found at the front of the Estate the second to your left as you enter.

### DESCRIPTION

Recently having undergone a full programme of refurbishment the premises comprise an open-plan light industrial unit with independent toilet and kitchenette facilities. The unit benefits from new LED lighting, 3 phase electrics, a large electrically operated roller shutter door and concrete floor. A pedestrian door at the rear leads onto a gravelled parking area providing ample parking. BT & Broadband connections are not currently available at the premises.

### ACCOMMODATION

The following dimensions are approximate only:

Workshop: 32' x 29'8"

Kitchenette:

WC:

Total G.I.F.A. approx. 954 sq.ft. (88.6 sq.m.)

### TENURE

A new 12 month Business Licence is available under internal repairing terms, tenant also responsible for maintenance and repair to roller shutter door.

### BUILDINGS INSURANCE

The Landlord insures the building and recharges this cost back to the Tenant, approx. £280.00 per annum but subject to annual review. The Tenant is responsible for their own contents insurance.

VAT is not payable in addition to the rent.

### DEPOSIT

A 2 month rent deposit is required.

### UTILITIES

Electricity is sub metered and will be recharged to the Tenant by the Landlord based on these reads. Water is included in the rent.

### ENERGY PERFORMANCE CERTIFICATE

The Unit has an EPC rating of D.

### BUSINESS RATES

To be assessed.

### LOCAL AUTHORITY

Cotswold District Council, Tel: 01285 623000

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