



Unit 5, Upper Coln Farm, Coln Rogers, GL54 3LB,
TO LET £9,500 p.a.x.

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Unit 5, Upper Coln Farm

Coln Rogers, Gloucestershire, GL54 3LB

£9,500 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 5 will be found at the front of the Estate immediately 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: 42'10" x 32'

Kitchenette:

WC:

Total G.I.F.A. approx. 1,373 sq.ft. (127.5 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. £300.00 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 C.

BUSINESS RATES

To be assessed.

LOCAL AUTHORITY

Cotswold District Council, Tel: 01285 623000

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Cirencester
45 Dyer Street
Cirencester Glos
GL7 2PP

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

www.marriotts.co.uk

