



Unit 6A, Cirencester Business Estate, Love Lane,  
Cirencester, GL7 1YG

# Unit 6A, Cirencester Business Estate

## Love Lane, Cirencester, Glos, GL7 1YG

TO LET £16,000 p.a.x.

### LOCATION

Located approximately 1.5 miles south of Cirencester town centre, Unit 6A 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 main open-plan workshop / warehouse space plus additional entrance workshop area along with its own independent toilet and kitchenette. 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. 4 dedicated parking spaces are also provided.

### ACCOMMODATION

The following dimensions are approximate only:

Main Workshop: 46'10" x 38'4"

Entrance Workshop Area: 28'4" x 17'

Toilet:

Kitchenette:

Total G.I.F.A. approx. 2,458 sq.ft. (228 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. £600.00 p/a but subject to annual review.

### SERVICE CHARGE

A service charge of £100.00 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: £10,750.00

Small Business Rates Relief may be available.

VAT - Is payable.

### ENERGY PERFORMANCE CERTIFICATE

The property has an energy rating of 98 - D.

### LOCAL AUTHORITY

Cotswold District Council

Tel: 01285 623000

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