



Storage Unit, Trinity Farm, Bagendon, Cirencester,  
Glos, TO LET - £150 pcm

# Storage Unit, Trinity Farm

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

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£150 pcm exclusive

## LOCATION

The storage unit is situated at the centre 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

Suitable for storage only the premises comprise a detached storage unit constructed from steel plasticised sheeting under a pitched steel plasticised sheet roof. Access into the building is provided by two metal doors to the front. The unit benefits from wooden flooring and a translucent roof panel. There are no electricity, lighting, heating, water/waste connections to the building. There are no toilet or kitchen facilities.

One parking space is provided to the front of the unit whilst at the unit, no overnight parking is permitted.

## ACCOMMODATION

The following dimensions are approximate only:  
Storage area: 19'7" x 11'10"  
Total G.I.F.A. approx. 236 sq.ft. (21.9 sq.m.)

## TENURE

A new lease is available outside the Landlord & Tenant Act 1954, for a minimum term of 12 months, 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. £150.00 per annum but subject to annual review.

The Tenant is responsible for their own contents insurance.

## UTILITIES

There are no utilities connected to the Unit.

## RENT

£150.00 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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**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)

