



6a, The Old Forge, Barnsley Park Estate, Barnsley,  
Cirencester, GL7 5EG - TO LET £9,000 p.a.x.,

# 6a, The Old Forge, Barnsley Park Estate Barnsley, Cirencester, Glos, GL7 5EG

TO LET - £9,000 p.a.x.

## LOCATION

From Cirencester, Take the A429 onto the B4425 to Barnsley. Follow the road through the village and on for approximately ¾ mile, the turning for Barnsley Park Estate will be found signposted on the left. Proceed along the driveway for approximately 100 yards and into the business park, the entrance to the offices are located to the left as you enter the buildings.

## DESCRIPTION

Barnsley Park Estate offers good-quality office space in a quiet rural setting, whilst still providing easy access to the local and national road networks. The premises comprise a ground floor office suite situated within what once was an old forge building. The suite benefits from its own kitchen, toilet & shower facility with electric storage heaters, CAT2 style lighting, and is carpeted throughout.

Dedicated parking for 2 cars is provided with additional visitors parking available. The Estate also benefits from Gigaclear superfast Broadband.

## ACCOMMODATION

The following dimensions are approximate only:

Office 1: 22'7" x 18'2"

Office 2: 10'1" x 11'3"

Storeroom: 12' x 6'3"

Kitchen/mess room: 8'1" x 8'

WC & Shower:

Total N.I.F.A. approx. 667 sq.ft. (61.9 sq.m.)

## TENURE

A new Business Lease is available under internal repairing terms to be excluded from the Landlord & Tenant Act 1954. A 3 month rent deposit is required. Available from September 2022.

SERVICE CHARGE & BUILDINGS INSURANCE  
£500 p/a toward CCTV, maintenance and lighting to communal areas. Buildings insurance £150 p/a.

## BUSINESS RATES

Rateable Value: £5,500.00

Small Business Rates Exemption / Relief may be available.

VAT - VAT is payable.

## ENERGY PERFORMANCE CERTIFICATE

The property has a EPC rating of E.

## LOCAL AUTHORITY

Cotswold District Council

Tel: 01285 623000

IMPORTANT NOTICE: Marriotts for themselves, their joint agents (if applicable) and for the vendors, assignors or lessors of this property whose agents they are, give notice that (i) these particulars are prepared in good faith and are set out as a general outline only for the guidance of intended purchasers, assignees or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to services or to condition and necessary permissions for use and occupation, and other details are given without responsibility, and any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) the agents have no authority to give any representation or warranty whatsoever in relation to this property; (iv) unless stated otherwise, all figures quoted are exclusive of VAT. Interested parties should take independent advice as to the VAT position of this property.

**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)

