



Unit 1, Tithe Barn, Barnsley Park Estate, Barnsley,  
Cirencester, GL7 5EG - TO LET £6,000 p.a.x.,

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property llp



# Unit 1, Tithe Barn, Barnsley Park Estate Barnsley, Cirencester, Glos, GL7 5EG

TO LET - £6,000 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 is located to the far right 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 modern ground floor office suite situated within what once was a Tithe Barn. The suite benefits from its own kitchenette & toilet facility with florescent up-lighting, LPG heating, and is carpeted throughout. Excellent natural light is provided via

windows across the front of the building.

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 / Reception: 12'8" x 10'7"

Office 2: 25'7" x 15'5"

Kitchenette:

WC:

Total N.I.F.A. approx. 510 sq.ft. (47.3sq.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.

**SERVICE CHARGE & BUILDINGS INSURANCE**  
£500 p/a toward CCTV, maintenance and lighting to communal areas. Insurance approx. £200 p/a.

## BUSINESS RATES

To be re-rated individually  
Small Business Rates Exemption / Relief may be available.

VAT - VAT is payable.

## ENERGY PERFORMANCE CERTIFICATE

The property has a EPC rating of C.

## LOCAL AUTHORITY

Cotswold District Council

Tel: 01285 623000

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