



Unit 2 & Unit 3, Tithe Barn, Barnsley Park Estate,

Unit 2 & Unit 3, Tithe Barn

TO LET - Rents £12,000 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 private driveway for approximately 100 yards and into the business park, the Tithe Barn is located to immediately to the right as you enter the buildings.

The Barnsley Park Estate is a private family-owned estate located in the village of Barnsley, approximately 5 miles north-east of Cirencester.

Cirencester is the 'Capital of the Cotswolds' and is by far the largest town in the Cotswold District, having a population of around 20,000 it is a thriving historic market town. Cirencester is located roughly mid-way between Swindon, 15 miles to the south-east, and Cheltenham & Gloucester to the north-west. The town is a major centre for the



local road network, where 8 'A' Class roads converge on the town, including the A419/A417 trunk road, providing a link between the M4 and the M5.

A range of longstanding commercial tenants occupy The Estate including Hackett Wealth Management, The Shaker Workshop and

Garry Meakins Interior Design.

UNIT 2 & UNIT 3, TITHE BARN
BARNESLEY PARK ESTATE
BARNESLEY
CIRENCESTER
GLOUCESTERSHIRE
GL7 5EG

DESCRIPTION

Situated within a converted period Tithe Barn the property comprises 2 modern office suites offering modern open-plan accommodation across a ground and first floor.

Each unit comprises a large open-plan office on the ground floor with additional meeting room off, plus independent toilet and kitchen facilities. A staircase leads from the shared entrance foyer to the first floor where each unit enjoys a large open-plan office with atrium overlooking the ground floor.

Both units benefits from under-floor Category 5 network cabling, LPG fired central heating, burglar & fire alarms, spot and 'up' lighting, with fitted carpets throughout. The Estate

offers fibre Broadband connections and ample provision for staff & visitors parking. The whole site benefits from CCTV and an onsite manager.

ACCOMMODATION

Shared Entrance Foyer:

UNIT 2

Ground Floor

Office 1: 40'5" x 19'2"

Meeting Room: 19'2" x 9'6"

Kitchen: 6'6" x 5'4"

Ladies & Gents WC's

First Floor

Office 2: 50' x 19'4"

Total N.I.F.A. approx. 1,976 sq.ft.

UNIT 3

Ground Floor

Office 1: 27'3" x 19'2"

Meeting Room: 19'2" x 12'10"

Server Room: 19'2" x 9'7"

Kitchen: 9'8" x 5'8"

Ladies & Gents WC's

First Floor

Office 2: 40'5" x 19'2" Office 3: 19'2" x 9'4"

Total N.I.F.A. approx. 1,899 sq.ft.

LEASE TERMS

New internal repairing leases available to be excluded from the Landlord & Tenant Act 1954. 3 month deposits will be required.

Rents: Unit 2 - £12,000 Unit 3 - £12,000 per annum exclusive, payable quarterly in advance. (As a whole £24,000 p.a.x.)



BUILDINGS INSURANCE

Landlord insures the building, the Tenant reimburses the cost of the premium approx. £500 per annum per Unit. The Tenant is responsible for their own contents insurance.

SERVICE CHARGE

A service charge of £750 per unit annum is payable to the landlord, quarterly in advance, to cover the cost of maintenance, lighting and cleaning of the communal areas and CCTV maintenance.

VAT

VAT is payable in addition.

BUSINESS RATES

The Units are to be individually assessed.

LOCAL AUTHORITY

Cotswold District Council, Trinity Road, Cirencester.
Tel: 01285 623000.

ENERGY PERFORMANCE CERTIFICATE

The property has an EPC rating of C.



marriotts
property llp

Cirencester

45 Dyer Street

Cirencester Gloucestershire

GL7 2PP

T: 01285 647333

E: property@marriotts.co.uk

W: www.marriotts.co.uk

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.