



Units 19 & 20, Cirencester Business Estate, Love Lane, Cirencester, GL7 1YG

# Units 19 & 20, Cirencester Business Estate

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

TO LET £24,000 p.a.x.

### LOCATION

Located approximately 1.5 miles south of Cirencester town centre, Units 19 & 20 are 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

Constructed from a steel portal frame with concrete block elevations under a pitched corrugated plasticised steel sheet roof the units are located to the right-hand side of the southern entrance to The Estate, accessed off Elliott Road. The premises comprise an end-terraced unit with open-plan ground floor workshop with two offices and kitchen off. A mezzanine suitable for storage is located above the offices. 5 dedicated parking spaces are provided.

### ACCOMMODATION

Workshop: 55'4" max x 49'2" max  
Office 1: 17'10" x 12'6"  
Office 2: 12'6" x 12'4"  
Kitchen: 12'6" x 7'3"  
WC's:  
External Store: 9'3" x 9'2" (no electrics)  
Total G.I.F.A. approx. 3,408 sq.ft. (316.6 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. £980.00 p/a but subject to annual review.

### SERVICE CHARGE

A service charge of £300.00 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: £21,000.00

VAT - Is payable.

### ENERGY PERFORMANCE CERTIFICATE

The property has an energy rating of 93 - D.

LOCAL AUTHORITY - Cotswold District Council

Tel: 01285 623000

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