



Unit 3, The Elliott Centre, Cirencester, Glos, GL7
1YS - GUIDE PRICE £255,000

Unit 3, The Elliott Centre

Elliott Road, Cirencester, Glos, GL7 1YS

FREEHOLD FOR SALE - GUIDE PRICE £255,000

LOCATION

Located approximately 1.5 miles south of Cirencester town centre, Unit 3 is situated on a small business estate comprising 4 light industrial units known as The Elliott Centre. Located in a well-established industrial area, the Estate enjoys excellent access links to the town's ring road and M4/M5 motorways. Unit 3 will be found mid-terrace toward the rear of the Estate.

DESCRIPTION

Constructed of concrete block elevations, with pitched insulated plasticised corrugated steel roofing the unit is mid-terraced. A manually operated roller shutter door provides vehicle access with a pedestrian door also provided for. The unit offers good workshop space on the ground floor with excellent open-plan offices across the 1st floor. The unit benefits from 3 phase electrics, a WC on both

the ground and 1st floor, fluorescent strip lighting to the workshop and Cat 2 lighting to the offices. Externally there are 5 dedicated parking spaces.

ACCOMMODATION

Ground Floor
Entrance Foyer:
Workshop: 44' x 29'2" max
WC:

First Floor
Office: 43'4" x 29'2" max
(with kitchenette & meeting room)
WC:

Total G.I.F.A. approx. 2,552 sq.ft. (237 sq.m.)

GUIDE PRICE

Freehold for sale - Guide Price £245,000

VAT

VAT is payable in addition to the purchase price.

BUSINESS RATES

Rateable Value: £16,750.00

FURTHER REMARKS

It is understood there are no service charges in connection with the property.

ENERGY PERFORMANCE CERTIFICATE

The property has an energy rating of C

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

www.marriotts.co.uk

