



Unit 8, Esland Place, Cirencester, Glos, GL7 1YG  
TO LET - £8,250 p.a.x.

# Unit 8, Esland Place

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

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### LOCATION

Unit 8 is situated on a small development of 9 light industrial units on Love Lane Industrial Estate, a well established industrial area in Cirencester, located approximately 1 mile from the town centre, and having good access to the town's ring road and M4/M5 motorways.

### DESCRIPTION

Mid-terrace the premises are located in the heart of The Estate with excellent signage opportunity to the front of the unit. The unit offers flexible workshop / trade counter space with the benefit of a roller shutter door with glazed partitioning behind. The unit benefits from 3 phase electrics, WC and translucent roof panels. 2 dedicated parking spaces are also provided.

VAT - VAT is payable.

### ACCOMMODATION

The following dimensions are approximate only:

Workshop / Warehouse: 32' x 19'2"

Entrance Foyer: 5'1" x 4'4"

WC:

Total G.I.F.A. approx. 624 sq.ft. (57.9 sq.m.)

### TENURE

A new lease is available for a minimum term of 3 years under full repairing terms. A 3 month deposit is required.

### BUILDINGS INSURANCE

The Landlord insures the building and recharges this cost back to the Tenant, approx. £185.00 p/a but subject to annual review.

Rent is payable monthly in advance.

### SERVICE CHARGE

Approx. £300 per annum payable monthly in advance to cover the cost of maintenance and lighting of the communal areas.

### BUSINESS RATES

Rateable Value: £7,500.00

Note: Small business rates relief / exemption may be available.

### ENERGY PERFORMANCE CERTIFICATE

The property is exempt from EPC regulations.

### LOCAL AUTHORITY - Cotswold District Council

Tel: 01285 623000

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