



Unit 3, Dovecot Workshops, Barnsley Park Estate,  
Barnsley, Cirencester - TO LET £7,200 p.a.x,

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# Unit 3, Dovecot Workshops, Barnsley Park Estate Barnsley, Cirencester, Glos, GL7 5EG

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## 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 unit is located directly in front as you enter the buildings.

## DESCRIPTION

Barnsley Park Estate offers good-quality Workshop & office space in a quiet rural setting, whilst still providing easy access to the local and national road networks. The premises comprise a ground floor workshop and 2 offices with roller shutter door access to the rear. The unit benefits from its own kitchenette, toilet & mezzanine storage. Dedicated parking for 2 cars is provided at the front of the building with additional visitors parking available. The

Estate also benefits from Gigaclear superfast Broadband.

## ACCOMMODATION

The following dimensions are approximate only:

Office 1: 15'1" x 14'3"

Office 2: 14'5" x 14'

Workshop: 12' x 6'3"

Kitchenette: 5'4" x 3'6"

## WC

Total G.I.F.A. approx. 779 sq.ft. (72.3 sq.m.)  
(Plus Mezzanine approx. 188 sq.ft. inc under 1.5m height.)

## 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. Buildings insurance £200 p/a.

## BUSINESS RATES

Rateable Value: £6,900.00

Small Business Rates Exemption / Relief may be available.

## VAT

VAT is payable.

## ENERGY PERFORMANCE CERTIFICATE

The property has a EPC rating of TBC.

## LOCAL AUTHORITY

Cotswold District Council. Tel: 01285 623000

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