



Unit 4 Springfield Farm, Cirencester, Glos GL7 7DT  
TO LET £9,000 p.a.x.

marriotts  
property llp

# Unit 4, Springfield Farm

## Perrotts Brook, Cirencester, Glos, GL7 7DT

---

£9,000 p.a.x.

### LOCATION

Located approximately 3 miles north of Cirencester, Springfield Farm offers good quality light industrial space in a quiet rural setting, whilst still providing easy access to the local and national road networks. The Estate is home to a number of businesses including Rest Express and Colinside Construction.

### DESCRIPTION

Unit 4 is an end-terrace light industrial unit constructed from a steel portal frame with concrete block elevations under an insulated pitched corrugated roof. The premises comprise an open-plan ground floor workshop with a further interconnecting storeroom. Two pedestrian doors provide access into the unit which benefits from concrete floors and florescent strip lighting. Shared toilets facilities are provided. 3 parking spaces are provided directly to the front of the building.

### ACCOMMODATION

Workshop: 29' x 24'

Storeroom: 24' x 12'9"

Shared WC's:

Mezzanine floor with restricted access & limited height: approx 280 sq.ft.

Total G.I.F.A. approx. 1,006 sq.ft. (93.4 sq.m.) plus Mezzanine.

### TENURE

A new lease is available for a minimum term of 3 years, outside The Landlord & Tenant Act 1954, under internal repairing terms and redecoration in the last 3 months of the term.

### DEPOSIT

A 3 month deposit is required.

### BUILDINGS INSURANCE

Approx. £200 p/a but subject to annual review.

### BUSINESS RATES

Rateable Value: £11,250.

VAT - Is payable.

### ENERGY PERFORMANCE CERTIFICATE

The property is exempt from EPC requirement.

### 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](mailto:property@marriotts.co.uk)

[www.marriotts.co.uk](http://www.marriotts.co.uk)

