



Ground Floor Workshop & 1st Floor Offices, Unit 3, The Elliott Centre,
Cirencester - Rents from £8,000 p.a.x. - £11,500 p.a.x.

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Ground Floor & 1st Floor, Unit 3, The Elliott Centre

Elliott Road, Cirencester, Glos, GL7 1YS

LOCATION

Located approximately 1.5 miles south of Cirencester town centre, Unit 3 is situated on a small Business Estate comprising four 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

Available to let in 2 parts, the unit provides good quality workshop / light industrial space extending to a G.I.F.A. approx. 1,294 sq.ft. across the ground floor, with a manually operated roller shutter door providing vehicle access.

The unit offers excellent open-plan offices across the 1st floor, extending to a N.I.F.A. approx. 1,255 sq.ft.

The unit benefits from 3 phase electrics, WC's 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 - Rent £11,500 p.a.x.

Entrance Foyer:

Workshop: 44' x 29'2" max

G.I.F.A. approx. 1,294 sq.ft. (120.2 sq.m.)

WC:

First Floor - Rent £8,000 p.a.x.

Office: 43'4" x 29'2" max

(with kitchenette & meeting room)

N.I.F.A. approx. 1,255 sq.ft. (116.59 sq.m.)

WC:

TENURE

New Business Leases are available under internal repairing terms (the Ground Floor Tenant is also responsible for repair and upkeep of the roller shutter door) & to redecorate in last 3 months. Leases to be excluded from The Landlord & Tenant Act 1954. 3 month rent deposits will be required.

VAT

VAT is payable in addition to the rent & deposit.

BUSINESS RATES

Business Rates to be re-assessed individually. Small business rates relief / exemption may be available.

ENERGY PERFORMANCE CERTIFICATE

The property has an energy rating of C

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