



Unit 20, Cirencester Business Estate, Love Lane, Cirencester, GL7 1YG
TO LET £9,000 p.a.x.

marriotts
property llp

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LOCATION

Located approximately 1.5 miles south of Cirencester town centre, Unit 20 is situated on a development of light industrial units known as Cirencester Business Estate. Situated in the heart of Love Lane, which is a well-established industrial area, The Estate enjoys excellent access links to the town's ring road and M4/M5 motorways.

DESCRIPTION

Constructed from a steel portal frame with concrete block elevations under a pitched corrugated plasticised steel sheet roof the unit is located to the right-hand side of the southern entrance to The Estate, accessed off Elliott Road. Recently refurbished the premises comprise an mid-terraced open-plan ground floor workshop with electrically operated roller shutter door, kitchenette and independent toilet. 2 dedicated parking spaces are

provided in the car park adjoining.

ACCOMMODATION

Workshop: 49'4" x 23'5"

Kitchenette:

WC:

Total G.I.F.A. approx. 1,087 sq.ft. (101 sq.m.)

TENURE

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

BUILDINGS INSURANCE

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

SERVICE CHARGE

A service charge of £100.00 is payable on account

monthly in advance to cover the cost of the electricity & maintenance & lighting of the communal areas. Any arrears or overpayment of electricity will be settled at each year end.

BUSINESS RATES

Rateable Value: To be reassessed.

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

VAT - Is payable.

ENERGY PERFORMANCE CERTIFICATE

The property has an energy rating of 93 - D.

LOCAL AUTHORITY - Cotswold District Council

Tel: 01285 623000

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