



7a, The Old Forge, Barnsley Park Estate, Cirencester,
Glos, GL7 5EG - TO LET £9,000 p.a.x.

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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 3/4 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 entrance to the offices is located to the left as you enter the buildings.

DESCRIPTION

Barnsley Park Estate offers good-quality office space in a quite rural setting, whilst still providing easy access to the local and national road networks. The premises comprise a ground floor office suite situated within what once was an old forge building. The offices benefit from their own kitchen and toilet facilities, with electric storage heaters, CAT 2 lighting, and carpets throughout.

Dedicated parking for 2 cars is provided with additional visitor parking available. The Estate also benefits from Gigaclear superfast Broadband.

ACCOMMODATION

The following dimensions are approximate only:

Office 1: 35' max x 18'

Office 2: 13'5" x 7'10"

Store / Server Room: 7'7" x 5'5"

Kitchen: 10' x 5'5"

WC

Total N.I.F.A. approx. 731 sq.ft. (67.91 sq.m.)

VAT - Is payable.

SERVICE CHARGE

£550 + VAT p/a to cover the cost of lighting & maintenance of communal areas & CCTV.

TENURE

A new lease is available for a minimum term of 3 years, excluded from The LTA 1954, under internal repairing terms. A minimum 3 month deposit is required. The Tenant is to redecorate in the last 3 months of the term.

BUILDINGS INSURANCE

Approx. £155 p/a but subject to annual review.

BUSINESS RATES

Rateable Value: £8,700. (Note: Small Business Rates Relief / exemption may be available.

ENERGY PERFORMANCE CERTIFICATE

The premises has an EPC rating of D.

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