



Unit 23, Cirencester Business Estate, Love Lane, Cirencester,
Glos, GL7 1YG - TO LET £14,000 p.a.x.

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LOCATION

Located approximately 1.5 miles south of Cirencester's town centre, Unit 23 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. The premises comprise an open-plan ground floor workshop with double doors to the front. The unit benefits from independent kitchenette and toilet facility. Parking is provided in the

concrete parking area located at the front of the building.

ACCOMMODATION

The following dimensions are approximate only:

Entrance / Workshop: 24'8" x 12'7"

Main Workshop: 49'2" x 31'

Toilet & Hand Wash:

Total G.I.F.A. approx. 1,849 sq.ft. (171.83 sq.m.)

VAT

VAT is payable.

BUILDINGS INSURANCE

Approx. £700 p/a but subject to annual review.

ENERGY PERFORMANCE CERTIFICATE

The premises have a C rating.

TENURE

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

SERVICE CHARGE

£140 pcm is payable on account monthly in advance to cover the cost of water, electricity & maintenance & lighting of communal areas. Any arrears or overpayment of electricity will be settled at each year end.

BUSINESS RATES

Rateable Value: £9,600.

Small Business Rates Relief may be available.

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