



Units B & D, New Covered Yard, Barnsley Park Estate,  
Cirencester, Glos, GL7 5EG - TO LET £25,000 p.a.x.

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# Units B & D, New Covered Yard, Barnsley Park Estate, Cirencester, Glos, GL7 5EG - Suitable For Storage Only

TO LET £25,000 p.a.x.

## 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 Units will be found immediately to your right as you enter the buildings.

## DESCRIPTION

The Units comprise concrete block elevations under a pitched roof with large sliding door to the front. The premises benefit from concrete floor and sodium style lighting. Parking for loading and unloading only is provided directly to the front of the building. Single phase electrics are sub-metered & there is no water or waste connected. Shared toilets are provided.

## ACCOMMODATION

The following dimensions are approximate only:

Warehouse /Storage Area: 151' x 59'  
Shared Toilet

Total G.I.F.A. approx. 8,892 sq.ft. (826.09 sq.m.)

## SERVICE CHARGE

£900 p/a to cover the cost of CCTV, lighting and maintenance of the communal areas.

## VAT

VAT Is payable.

## TENURE

A new lease is available for a minimum term of 3 years, excluded from The LTA 1954, under internal repairing terms. A 3 month rent deposit will be required.

## AGENT'S NOTE

The Landlord shall have no obligation to repair the roof & shall have no liability to the Tenant (regarding contents or otherwise) for any lack of repair.

## BUILDINGS INSURANCE

Approx. £120 p/a but subject to annual review.

## BUSINESS RATES

Rateable Value: £21,000.

## ENERGY PERFORMANCE CERTIFICATE

The property is exempt from EPC requirement.

## LOCAL AUTHORITY - Cotswold District Council

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