



Unit 6a, Cirencester Business Estate, Love Lane, Cirencester,
Glos, GL7 1YG - TO LET £17,000 p.a.x.

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property llp

Unit 6a, Cirencester Business Estate

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LOCATION

Located approximately 1.5 miles south of Cirencester's town centre, Unit 6a 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 roof, the premises comprise a ground floor open-plan workshop / warehouse with additional entrance / workshop area.

The unit benefits from independent toilet & kitchenette, 3 phase electrics, fluorescent strip lighting and concrete floor. A roller shutter door

to the front provides vehicular access. 2 dedicated parking spaces are also provided.

ACCOMMODATION

The following dimensions are approximate only:

Entrance / Workshop Area: 28'4" x 17'

Main Workshop: 46'10" x 38'4"

Kitchenette:

Toilet

Total G.I.F.A. approx. 2,458 sq.ft. (228 sq.m.)

VAT

VAT is payable.

BUILDINGS INSURANCE

Approx. £890 p/a but subject to annual review.

ENERGY PERFORMANCE CERTIFICATE

The property has 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

£250 pcm is payable on account monthly in advance to cover the cost of water, electricity and maintenance & lighting of communal areas. Any arrears or overpayment of electricity will be settled at each year end.

BUSINESS RATES

Rateable Value: £15,750.

Local Authority - Cotswold District Council.

Tel: 01285 623000

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