



Storage Yard, Trinity Farm, Cheltenham Road, Cirencester,
Glos GL7 7BH - TO LET £5,500 p.a.x.

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LOCATION

The Storage Yard is situated at the rear of a small privately owned Estate of light industrial units known as Trinity Farm.

Located approximately 2 miles north of Cirencester's town centre, the Estate will be found conveniently situated on the A435 Cheltenham Road next to Cirencester Golf Club.

DESCRIPTION

The premises comprise an open yard storage area bounded by trees.

The Yard benefits from an open fronted store and concrete block storage building.

There is no electricity, water or waste connected to the property.

AGENT'S NOTE

The Property is suitable for STORAGE USE ONLY.

The Premises will not be let for mechanics, car sales, scrap dealers, or other similar uses.

ACCOMMODATION

The following dimensions are approximate only:

Yard: 131' x 65'6" - 8,611 sq.ft. (800 sq.m.)

Open Front Store: 22'7" x 11'

Store Building: 35'6" x 18'

VAT

VAT is not payable.

BUILDINGS INSURANCE

Approx. £400 p/a but subject to annual review.

TENURE

A new lease is available for a minimum term of 3 years under full repairing terms. The Tenant will also be responsible for keeping vegetation and trees cut back and tidy.

DEPOSIT

A minimum of 3 months rent deposit is required.

ENERGY PERFORMANCE CERTIFICATE

An EPC is not required.

VIEWING

Strictly via Marriotts Property LLP.

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