



Unit 6, Springfield Farm, Perrotts Brook, Cirencester, Glos
TO LET - £14,500 p.a.x.

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property llp

Unit 6, Springfield Farm, Perrotts Brook Cirencester, Gloucestershire, GL7 7DT

TO LET £14,500 p.a.x.

LOCATION

Located approximately 3 miles north of Cirencester, Springfield Farm offers good quality light industrial space in a quiet rural setting whilst still providing easy access to the local and national road networks. The Estate is home to a number of businesses including Rest Express and ColInside Construction.

DESCRIPTION

Unit 6 is a modern detached purpose built light industrial unit offering good warehouse/workshop space on the ground floor with excellent offices across the first floor. A roller shutter door to the front of the unit provides easy access into the unit for loading and unloading, and the premises benefits from an external 1st floor decking space which may be suitable for outdoor working.
6 dedicated Parking Spaces are provided.

ACCOMMODATION

The following dimensions are approximate only:

Ground Floor

Workshop approx. 899 sq.ft.

Kitchenette

WC

First Floor

Offices approx. 646 sq.ft.

External Roof Terrace

Total G.I.F.A. approx. 1,545 sq.ft. (143.5 sq.m.)

VAT

VAT is payable.

BUILDINGS INSURANCE

Approx. £350 p/a but subject to annual review.

ENERGY PERFORMANCE CERTIFICATE

The property has an EPC rating of C.

TENURE

A new Business Lease is available under internal repairing terms, to be excluded from the Landlord & Tenant Act 1954. The Tenant will be responsible for upkeep of the roller shutter door & redecoration of the whole in the last 3 months of the term. A 3 month deposit is required.

BUSINESS RATES

Rateable Value: £15,750.

LOCAL AUTHORITY

Cotswold District Council.

Tel: 01285 623000

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Cirencester
45 Dyer Street
Cirencester Glos
GL7 2PP

T: 01285 647333
E: property@marriotts.co.uk

www.marriotts.co.uk