



Unit 4, The Hidings, Love Lane, Cirencester, Glos GL7 1YG  
TO LET - £25,000 p.a.x.

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# Unit 4, The Hidings, Love Lane Industrial Estate, Cirencester, Gloucestershire GL7 1YG

TO LET £25,000 p.a.x.

## LOCATION

Located approximately 1.5 miles south of Cirencester's town centre, Unit 4 is situated on a small business estate comprising 4 light industrial units known as The Hidings. Positioned in a long-established industrial area, the Estate enjoys excellent access links to the town's ring road and the M4/M5 via the A419. As you enter the estate Unit 4 will be found directly in front.

## DESCRIPTION

Constructed of concrete block elevations, with a pitched insulated plasticised steel roof, the unit is end-terrace. A manually operated roller shutter door provides vehicle access with a further pedestrian door provided for. The unit offers good workshop space on the ground floor with excellent offices across the 1st floor. The premises benefit from 3 phase electrics, WC's,

air source heat pump, EV charging, & LED lights. Externally there are 5 dedicated parking spaces.

## ACCOMMODATION

### Ground Floor

Entrance Foyer: 12'6" x 7'8"

Workshop: 47'6" x 32'2"

Office / Meeting Room: 15'10" x 15'

Kitchen / Mess Room: 14'10" x 9'3"

WC's

### First Floor

Office 2: 21'7" x 14'6" max

Office 3: 25'2" x 14'6"

Total G.I.F.A. approx. 2,947 sq.ft. (273.78 sq.m.)

VAT - VAT is payable.

**ENERGY PERFORMANCE CERTIFICATE - B**

## TENURE

A new Business Lease is available under full repairing terms, to be excluded from the Landlord & Tenant Act 1954. A minimum 3 month rent deposit is required.

## BUILDINGS INSURANCE & SERVICE CHARGE

Buildings insurance approx. £680 p/a. Service charge approx. £1,198 p/a for maintenance & lighting of the communal areas of the estate.

## BUSINESS RATES

Rateable Value: £20,250.

## LOCAL AUTHORITY

Cotswold District Council. 01285 623000

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**marriotts**  
property llp

Cirencester  
45 Dyer Street  
Cirencester Glos  
GL7 2PP

T: 01285 647333  
E: [property@marriotts.co.uk](mailto:property@marriotts.co.uk)

[www.marriotts.co.uk](http://www.marriotts.co.uk)