



Unit 1, Priory Court, Poulton, Cirencester, Glos

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TO LET - Rent £14,500 p.a.x.

LOCATION

Priory Estate is conveniently located just off the A417 in the village of Poulton, located approximately midway between Cirencester and Fairford. On reaching Poulton travelling from Cirencester turn right at the Falcon Inn, after 200 yards turn right signposted Priory Court (No Through Road). The entrance to Priory Court shall be found through the private gates on the left-hand side.

Cirencester is the 'Capital of the Cotswolds' and is by far the largest town in the Cotswold District, having a population of around 20,000 it is a thriving historic market town. Cirencester is located roughly mid-way between Swindon, 15 miles to the south-east, and Cheltenham & Gloucester to the north-west.

The town is a major centre for the local road network, where 8 'A' Class roads converge on the town, the most important of which, the A419 /



A417 trunk road, provides the link between the M4 and the M5 motorways.

A range of longstanding tenants occupy the Estate including WeLove9am, Dalcour Maclaren, and Landstack.

**UNIT 1
PRIORY COURT
PRIORY ESTATE
POULTON
CIRENCESTER
GLOUCESTERSHIRE
GL7 5JB**

DESCRIPTION

Priory Court is situated in a unique and attractive rural location on the edge of the village of Poulton. Specifically converted from traditional farm buildings to office use, the Estate is home to a number of professional businesses and offers a high standard of office space.

The premises benefit from air-conditioning, LED strip and spot lighting, carpets, Cat 5 cabling, a fully fitted kitchen with integrated dishwasher & fridge, Ladies and Gents toilet facilities, fire and intruder alarm, and oil fired heating.

A secure bike storage facility is provided, along with confidential waste disposal and provision for some additional secure storage.

The Estate also provides electric car charging

points.

The Estate offers fibre Broadband connections and 6 car parking spaces are provided in the dedicated parking areas surrounding the office buildings, with ample provision for visitors parking.

ACCOMMODATION

The following measurements are approximate:

Ground Floor

Entrance Foyer:

Office 1: 23'11" x 12'4"

Kitchen: 15'3"max x 7'6" average

Ladies & Gents WC's & Store Cupboard

First Floor

Office 2: 12av x 11'2"av

Total N.I.F.A. approx. 573 sq.ft. (53.2 sq.m.)

LEASE TERMS

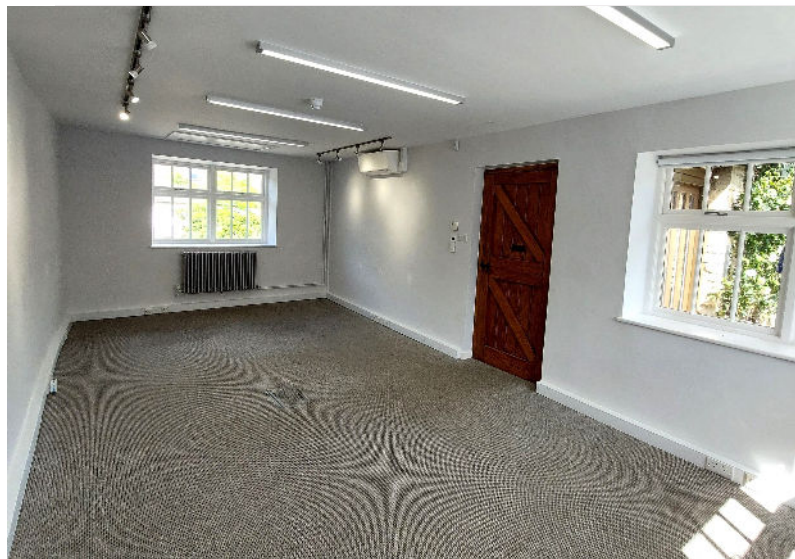
A new business lease is available for a minimum term of 3 years. The lease is to be excluded from the Landlord and Tenant Act 1954.

DEPOSIT: A minimum 3 month rent deposit will be required.

REPAIRS: Tenant responsible for internal repairs and redecoration in the last 3 months of the term.

INSURANCE: Landlord insures the building, the Tenant reimburses the cost of the premium, approximately £345 per annum, subject to annual review. The Tenant will be responsible for their own contents and public liability insurance.

VAT: VAT is payable.



SERVICE CHARGE

Approximately £1,377 per annum, payable quarterly in advance, will be payable to the Landlord to cover the cost of maintaining and repairing the structure, cleaning and maintenance of external communal areas and septic tank, communal lighting, CCTV, and collection of business waste. Boiler & air-con servicing, annual recharge approx, £650 p/a.

UTILITIES

Utilities are independently metered for electricity and heating oil which will be the Tenant's responsibility. Water is sub metered and is recharged to the Tenant by the Landlord.

BUSINESS RATES

Rateable Value - £8,800.

Small Business Rates Relief / exemption may be available. Please direct enquiries to the Local Authority.

LOCAL AUTHORITY

Cotswold District Council, Trinity Road, Cirencester.
Tel: 01285 623000

ENERGY PERFORMANCE CERTIFICATE

The property has an EPC rating of B.



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