

Unit 18, Cirencester Business Estate, Love Lane, Cirencester, Glos GL7 1YS - TO LET £12,000 p.a.x.

marriotts property llp

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LOCATION
Located approximately 1.5 miles south of Cirencester's town centre, Unit 18 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 trade counter / workshop with a glazed display frontage / pedestrian entrance and excellent signage opportunity. Recently redecorated the unit benefits from a kitchenette, independent toilet, single phase electrics, LED lighting and a concrete floor.

4 dedicated parking spaces are provided directly to the front of the unit.

ACCOMMODATION
The following dimensions are approximate only:

Counter space / Workshop: 48' x 28'5"
Toilet
Total G.I.F.A. approx. 1,370 sq.ft. (127.30 sq.m.)

VAT
VAT is payable.

BUILDINGS INSURANCE
Approx. £600 p/a, 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
£200 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: £8,400
Local Authority - Cotswold District Council.
01285 623000



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