



Formal House, Tall Trees Estate, Bagendon, Cirencester, GL7 7JE

Modern accommodation with parking 1,015 sq ft to 2,019 sq ft (94.3 to 194.26 sq m)

Subject to contract

- Attractive rural location.
- Excellent access to the A417/9
- On site coffee shop
- Gigaclear fibre broadband

Location

The Tall Trees Estate is located approximately 3.5 miles north of Cirencester and close to a junction with the A417/9. The estate is a modern development in an attractive rural location with generous car parking and an on-site coffee shop.

Description

A modern office building with accommodation available on ground and first floors, which can be taken together or separately.

Accommodation

The approximate net internal floor area are as follows:

Ground Floor	1,015 sq ft (94.3 sq m)
First Floor	1,076 sq ft (99.96 sq m)
Total	2,091 sq ft (194.26 sq m)

Terms

Offered on a new lease(s) on terms to be agreed. Rental on application.

EPC

To be re-assessed.

Value Added Tax

We understand that vat will be payable on the figures quoted.

Legal costs

Each party will be responsible for the own legal costs incurred in the transaction.

Business Rates

To be confirmed.

Rates payable are a proportion of the rateable value.

(source Gov.uk)

Viewing

By prior appointment with the joint sole agents.

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Or Miles Cross at Whitmarsh Lockhart 01793 541000

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