



**Units 3A-3C, Tall Trees Estate, Bagendon, Cirencester,  
GL7 7JE**

Modern, high spec. accommodation 3,744 sq ft to 7,488  
(347.83 to 695.66 sq m)

**Subject to contract**

- Last remaining units available separately or together.
- 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 terrace of modern industrial/ warehouse units built to a high specification.

## Accommodation

The approximate gross internal floor area are as follows:

Unit 3A	3,744 sq ft (347.83 sq m)
Unit 3B	3,744 sq ft (347.83 sq m)
Unit 3C Under Offer	3,744 sq ft (347.83 sq m)

## Terms

Units 3A and 3B are offered together or separately on a new lease on terms to be agreed at a rental of £35,500 per annum, exclusive per unit, or £71,000 combined.

## EPC

Assessed as B (29)

## 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

Rateable value £29,000 per unit.

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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