





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.

richard@thponline.co.uk oliver@thponline.co.uk

Or Chris Brooks at Whitmarsh Lockhart 01793 541000

RICHARD CRABB richard@thponline.co.uk OLIVER WORKMAN oliver@thponline.co.uk





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