



Workshops at Calmsden Workspace, Calmsden, GL7 5ET

From approx.847 sq ft (78.69 sq m) to 4,808 sq ft (446.68 sq m)

Subject to contract

- www.calmsdenworkspace.com
- A rural home for modern work. Close to Cirencester and Cheltenham
- An outstanding new scheme of offices and workshops
- Fibre broadband, electric car and bike charging,
- New, Flexible Leases Available

Location

Calmsden is an attractive Cotswold village in a rural setting approximately 4.7 miles north of Cirencester. Calmsden Workspace forms part of the extensive Calmsden estate.

Description

A newly completed scheme of offices and workshops finished to a very high standard – see www.calmsdenworkspace.com for extensive information.

Rates

Rateable Value: To be assessed

Source: Valuation Office Website. Applicants should make their own enquiries as to rates payable.

Terms

The accommodation is available to let as individual units which can be combined on new, flexible lease terms for a term to be agreed. Please enquire for further information.

Legal Costs

Each party to be responsible for their own legal costs in the transaction. A reservation fee/ legal cost deposit is required, which is returned on completion - please ask for more details.

EPC

To be assessed.

Value Added Tax

We are advised that vat is payable on the figures quoted.

Viewings

By prior appointment with the sole agents:

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Calmsden Workspace Availability July 2024

Unit	Ground floor sq ft/ sq m	First floor	Total	Asking rental per annum, exclusive
OFFICES				
Threshing Barn				
Main barn office	942/ 87.51	n/a	942/87.51	Let
Office 1	471/ 43.76	n/a	471/43.76	£9,500
Office 2	245/ 22.76	n/a	245/22.76	£5,500
Office 3	196/ 18.21	n/a	196/18.21	£4,500
Office 4	n/a	360/ 33.45	360/ 33.45	Under Offer
Office 5	n/a	208/ 19.32	208/ 19.32	£5,000
Cowshed				
Office 6	940/ 87.36	576/ 53.5	1,516/ 140.84	£28,000
Office 7	564/ 52.54	273/ 25.38	838/ 77.92	£17,000
Office 8	561/ 52.11	271/ 25.19	832/ 77.3	£15,000
Office 9	1,100/ 102.17	572/ 53.13	1,672/ 155.3	£27,000
Office 10	587/ 54.55	282/ 26.23	870/ 80.78	£17,000
WORKSHOPS				
Cowshed				
11	663/ 61.59	184/ 17.09	847/ 78.71	£8,500
12	1,364/ 126.72	n/a	1,364/ 126.72	£12,000
13	1,364/ 126.72	n/a	1,364/ 126.72	£12,000
14	1,233/ 115.55	n/a	1,233/ 114.55	£11,000

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