



The Warehouse, Cotswold Agricultural Centre, .
Cirencester, Glos, GL7 5QA - TO LET £25,000

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Driffield, Cirencester, Glos, GL7 5QA

TO LET £25,000 p.a.x.

LOCATION

Located just off of the A419 Cirencester to Swindon Road, and with excellent transport links to the M4 and M5 Motorway network, the Agricultural Centre is situated midway between Cirencester and Cricklade, approximately 1 mile east of South Cerney. The Centre is home to Mole Valley Farmers and CLAAS Western's Head Office. The premises will be found on the right-hand side midway between Mole Valley and CLASS.

DESCRIPTION

Newly constructed of a steel portal frame with pitched insulated plasticised corrugated steel roofing & elevations the unit has a large electrically operated roller shutter door providing vehicle access. The unit benefits from translucent roof panels, 3 phase electrics, and concrete floor. A concrete apron to the side of the building provides ample car parking.

ACCOMMODATION

Warehouse: 60' x 49'

Total G.I.F.A. approx. 2,940 sq.ft. (273.1 sq.m.)

USE CLASS

Storage & Distribution - (Use Class B8). May be suitable for other uses subject to planning consent.

TENURE

A new lease is available for a minimum term of 3 years, outside The Landlord & Tenant Act 1954, under full repairing terms. A minimum 3 month deposit is required.

BUILDINGS INSURANCE

Approx. £500.00 p/a but subject to annual review.

VAT - Is payable.

WATER & SEPTIC TANK

Water is sub metered & recharged. Septic tank maintenance & emptying is the Tenant's responsibility.

ADDITIONAL EXTERNAL YARD SPACE

Additional external yard space may be available to let subject to separate negotiation.

BUSINESS RATES

Business rates are to be assessed.

ENERGY PERFORMANCE CERTIFICATE

The property has no heating and is exempt from EPC requirements.

LOCAL AUTHORITY - Cotswold District Council

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