



Unit 3, Priory Court, Poulton, Cirencester, Glos

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TO LET £27,500 p.a.x.

LOCATION

Priory Estate is conveniently located just off the A417 in the village of Poulton, located approximately midway between Cirencester and Fairford. On reaching Poulton travelling from Cirencester turn right at The Falcon Inn, after 200 yards turn right signposted Priory Court (No Through Road). The entrance to Priory Court shall be found through the private gates on the left-hand side.

Cirencester is the 'Capital of the Cotswolds' and is by far the largest town in the Cotswold District, having a population of around 20,000 it is a thriving historic market town. Cirencester is located roughly mid-way between Swindon, 15 miles to the south-east, and Cheltenham & Gloucester to the north-west.

The town is a major centre for the local road network, where 8 'A' Class roads converge on the town, the most important of which,



the A419/A417 trunk road, provides the link between the M4 and the M5.

A range of longstanding tenants occupy The Estate including WeLove9am, Golley Slater Marketing Agency and Dalcour Maclaren Surveyors; and also benefits from a popular onsite café.

UNIT 3
PRIORY COURT
PRIORY ESTATE
POULTON
CIRENCESTER
GLOUCESTERSHIRE
GL7 5JB

DESCRIPTION

Priory Court is situated in a unique and attractive rural location on the edge of the village of Poulton. Specifically converted from traditional farm buildings to office use. The Estate is home to a number of professional businesses and offers a high standard of office space.

Undergoing a full program of redecoration and refurbishment the premises benefit from LED lighting, carpets, Cat5 cabling, fully fitted kitchen, independent Ladies, Gents and Disabled toilet facilities, fire & intruder alarm and oil fired heating.

A secure bike storage facility is provided, plus confidential waste disposal & provision for additional secure storage. The Estate also

provides electric car charging points. The Estate offers fibre Broadband connections and 10 car parking spaces are provided in the dedicated parking areas surrounding the office buildings, with ample provision for visitors parking.

ACCOMMODATION

Ground Floor

Office 1: 37' x 13'2" average

Office 2: 18'5" x 17'4"

Server Room: 4'8" x 4'

Kitchen: 18'5" x 11'10"

First Floor

Office 3: 25'9"max x 9'9"

External Decking / Seating Area: 31' x 20'

Total N.I.F.A. approx. 1,321 sq.ft. (122.7 sq.m)

LEASE TERMS

A new lease is available for a minimum term of 3 years, to be excluded from the Landlord & Tenant Act 1954.

Rent: £27,500 per annum exclusive, payable quarterly in advance.

Deposit: A 3 month deposit will be required.

Repairs: Internal repairing and redecoration in last 3 months of term.

Insurance: Landlord insures the building, the Tenant reimburses the cost of the premium approx. £564 per annum. The Tenant is responsible for their own contents insurance.

VAT is payable in addition.



SERVICE CHARGE & RECHARGES

A service charge of approximately £2,780 per annum, payable quarterly in advance, will be payable to the Landlord to cover the cost of maintaining and repairing the structure, cleaning & maintenance of external communal areas & septic tank, communal lighting, CCTV, and collection of business waste. Boiler & Air-con servicing, annual recharge approx. £650 p/a. Garden maintenance £300 p/a.

UTILITIES

Water & heating oil is sub metered and will be recharged by the Landlord. The unit is independently metered for electricity.

BUSINESS RATES

The current rateable value is £20,500.

LOCAL AUTHORITY

Cotswold District Council, Trinity Road, Cirencester.
Tel: 01285 623000.

ENERGY PERFORMANCE CERTIFICATE

The property has an EPC rating of C.



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