



Unit 3, The Elliott Centre, Cirencester, Glos, GL7  
1YS - TO LET £19,000 p.a.x.

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# Unit 3, The Elliott Centre

## Elliott Road, Cirencester, Glos, GL7 1YS

TO LET - £19,000 p.a.x. (With 5 parking spaces)

### LOCATION

Located approximately 1.5 miles south of Cirencester town centre, Unit 3 is situated on a small business estate comprising 4 light industrial units known as The Elliott Centre. Located in a well-established industrial area, the Estate enjoys excellent access links to the town's ring road and M4/M5 motorways. Unit 3 will be found mid-terrace toward the rear of the Estate.

### DESCRIPTION

Constructed of concrete block elevations, with pitched insulated plasticised corrugated steel roofing the unit is mid-terraced. A manually operated roller shutter door provides vehicle access with a pedestrian door also provided for. The unit offers good workshop space on the ground floor with excellent open-plan offices across the 1st floor. The unit benefits from 3 phase electrics, a WC on both

the ground and 1st floor, fluorescent strip lighting to the workshop and Cat 2 lighting to the offices. Externally there are 5 dedicated parking spaces.

### ACCOMMODATION

Ground Floor

Entrance Foyer:

Workshop: 44' x 29'2" max

WC:

First Floor

Office: 43'4" x 29'2" max

(with kitchenette & meeting room)

WC:

Total G.I.F.A. approx. 2,552 sq.ft. (237 sq.m.)

### TENURE

A new Business Lease is available under internal repairing terms, the Tenant is also responsible for repair and upkeep of the roller shutter door & to

redecorate the whole premises in last 3 months. Lease to be excluded from The Landlord & Tenant Act 1954. A 3 month rent deposit will be required.

### VAT

VAT is payable in addition to the rent & deposit.

### BUSINESS RATES

Rateable Value: £16,750.00

### ENERGY PERFORMANCE CERTIFICATE

The property has an energy rating of C

LOCAL AUTHORITY - Cotswold District Council

Tel: 01285 623000

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