



Unit 1, Cirencester Business Estate, Love Lane,
Cirencester, GL7 1YG - TO LET £24,000 p.a.x.

marriotts
property llp

Unit 1, Cirencester Business Estate

Love Lane, Cirencester, Glos, GL7 1YG

TO LET £24,000 p.a.x.

LOCATION

Located approximately 1.5 miles south of Cirencester town centre, Unit 1 is situated on a development of light industrial units known as Cirencester Business Estate. Situated in the heart of Love Lane, which is a well-established industrial area, The Estate enjoys excellent access links to the town's ring road and M4/M5 motorways.

DESCRIPTION

Constructed from a steel portal frame with concrete block elevations under a recently replaced pitched corrugated plasticised steel sheet roof the unit is located at the front of the northern entrance to The Estate, accessed off Esland Place. The premises comprise an end-terraced unit with open-plan ground floor workshop with reception room and two offices off. A mezzanine is provided for above the reception / offices accessed by a staircase to the side

of the reception. To the front of the building is a concrete apron providing ample parking.

ACCOMMODATION

Workshop: 81' max x 49' max
Office 1 / Reception: 29' x 12'5"
Office 2: 11'7" x 1'7"
Office 3: 11'6" x 7'11"
Ladies & Gents WC's:
Total G.I.F.A. approx. 3,969 sq.ft. (368.7 sq.m.)

TENURE

A new lease is available for a minimum term of 3 years under internal repairing terms, Tenant also responsible for upkeep of roller shutter door. A 3 month deposit is required.

BUILDINGS INSURANCE

Approx. £1,100.00 p/a but subject to annual review.

SERVICE CHARGE

A service charge of £240.00 is payable on account monthly in advance to cover the cost of the electricity & maintenance & lighting of the communal areas. Any arrears or overpayment of electricity will be settled at each year end.

BUSINESS RATES

Rateable Value: £24,750.00

VAT - Is payable.

ENERGY PERFORMANCE CERTIFICATE

The property has an energy rating of D.

LOCAL AUTHORITY - Cotswold District Council

Tel: 01285 623000

IMPORTANT NOTICE: Marriotts for themselves, their joint agents (if applicable) and for the vendors, assignors or lessors of this property whose agents they are, give notice that (i) these particulars are prepared in good faith and are set out as a general outline only for the guidance of intended purchasers, assignees or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to services or to condition and necessary permissions for use and occupation, and other details are given without responsibility, and any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) the agents have no authority to give any representation or warranty whatsoever in relation to this property; (iv) unless stated otherwise, all figures quoted are exclusive of VAT. Interested parties should take independent advice as to the VAT position of this property.

marriotts
property llp

Cirencester
45 Dyer Street
Cirencester Glos
GL7 2PP

T: 01285 647333
E: property@marriotts.co.uk

www.marriotts.co.uk

