

Unit 8, Priory Court, Poulton, Cirencester, Glos



# Unit 8, Priory Court Poulton, Cirencester, Glos

TO LET £43,250 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 southeast, 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 Clear B2B Marketing, Golley Slater Marketing Agency and Dalcour Maclaren Surveyors; and also benefits from the popular Gilbertine Kitchen onsite café.

UNIT 8
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.

The premises benefit from LED lighting, carpets, Cat5 cabling, fully fitted kitchen, independent Ladies and Gents toilet facilities, shower, 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 20 car parking spaces are provided in the dedicated parking areas surrounding the office buildings, with ample provision for visitors parking.

#### **ACCOMMODATION**

**Ground Floor** 

Entrance Foyer: 27'2" max x 11'10"max

Office 1: 22'7" x 14'8"

Glazed Meeting Room: 12' x 9'3"

Office 2: 23'3" x 12'
Kitchen: 17'8" x 9'3"

Ladies & Gents WC's & Shower:

First Floor

Office 3: 35'6" x 32'9" plus 16'6" x 17'8"

Server Room: 9'9" x 6'3"

Total N.I.F.A. approx. 3,095 sq.ft.

#### LEASE TERMS

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

Rent: £43,250 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. £1,020 per annum. The Tenant is responsible for their own contents insurance.

VAT is payable in addition.







#### SERVICE CHARGE & RECHARGES

A service charge of approximately £4,884 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. £950 p/a. Garden maintenance £600 p/a.

#### UTILITIES

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

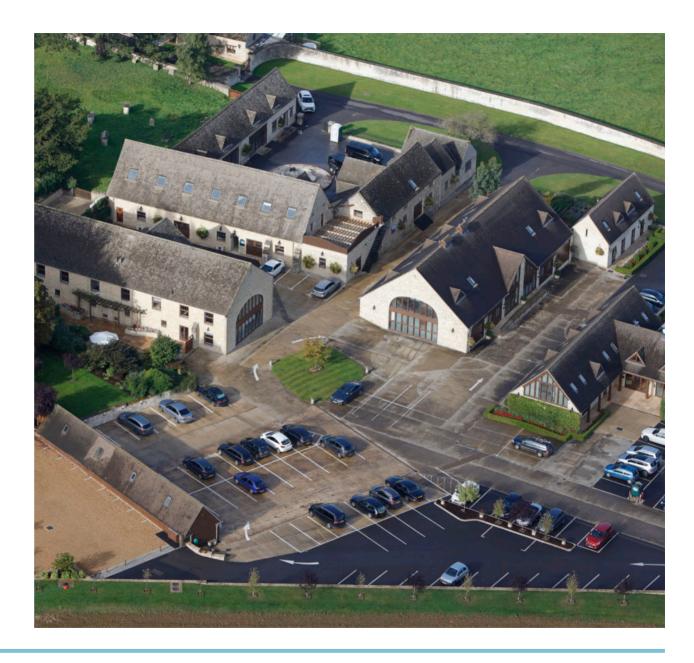
# **BUSINESS RATES**

The current rateable value is £43,000.

### LOCAL AUTHORITY

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

ENERGY PERFORMANCE CERTIFICATE The property has an EPC rating of D.





Cirencester

45 Dyer Street T: 01285 647333

Cirencester Gloucestershire E: property@marriotts.co.uk

GL7 2PP W: www.marriotts.co.uk

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 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.