

established 200 years

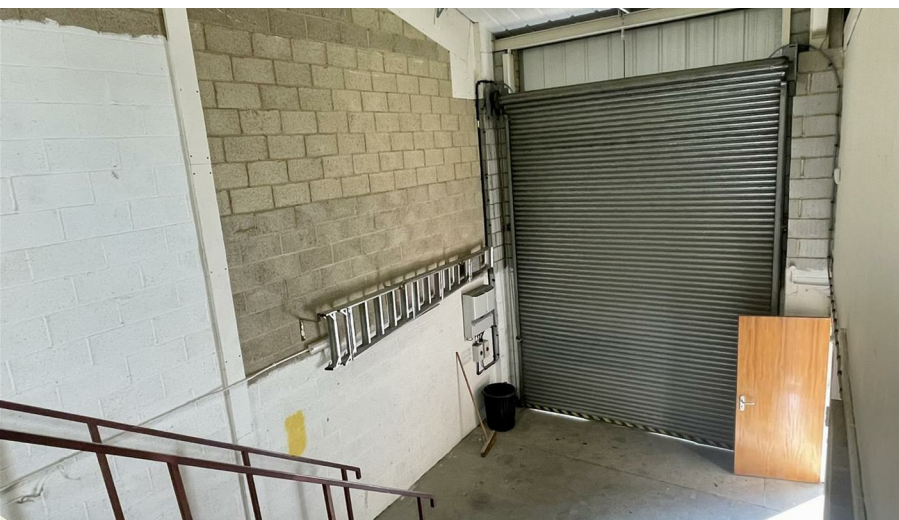
Tayler & Fletcher



4 Bourton Link

Bourton Business Park, Bourton-On-The-Water, GL54 2HQ

£19,500 Per Annum



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A modern end terraced commercial unit under a pitched roof of portal steel frame construction with reconstituted Cotswold stone walls with outside storage yard

- Warehouse Area and Mezzanine
- Popular Commercial Location
- Self Contained External Area
- New Lease Available

LOCATION

Bourton-on-the-Water is located in the heart of the Cotswolds on the A429 (Fosseway) being the main north - south road from Cirencester to Stow-on-the-Wold. Cheltenham and Cirencester are approximately 16 miles south west, with Oxford and Swindon roughly 30 miles to the east.

DESCRIPTION

Bourton Business Park is a Commercial area directly off the Fosse Way. The premises comprise warehouse space with a ground floor and a first floor office. There is also a mezzanine floor with a further storage level above the first floor office. The unit benefits from 3 phase electricity, an 8kwp solar powered system fed by roof mounted panels, WC facilities including a disabled toilet, car parking, security fenced yard, full height roll shutter door to front access point with eaves height of 4.8m (15'7), and partial internal network trunking for phone and computers.

Ground Floor Office 201 Sq ft (18.75 Sq m)
 Rear Warehouse Area 346 sq ft (32.17 sq m)
 Main Warehouse Area 702 sq ft (65.27 sq m)
 Mezzanine 709 sq ft (65.9 sq m)
 Upper Office Area 205 sq ft (19.06 sq m)
 TOTAL 2165 sq ft (201 Sq m)

Main entrance with glass door, ceramic tile floor, front office to left, main warehouse to right and stairs out.

Ground Floor Office Area

Main office, 4.03m x 2.97m max (11.81 sq m or 127 sq ft), with ceramic tiled floor, full height window to front, strip lighting, smoke detector and motion sensor, double power sockets and trunking for phone line and computer/network cabling, through to passageway with disabled WC (2.04m x 1.51m), kitchenette (2.04m x 1.74m) with fitted units, double taps and socket, under-stairs storage area, and door with porthole window through to rear storage area.

Rear Warehouse

7.41m x 4.34m (32.16 sq m or 346 sq ft), with painted concrete floor, 4 double power sockets, fluorescent strip lights and wide door to side gated area.

Main Warehouse

14.71m x 4.43m (65.27 sq m or 702 sq ft), with roll shutter door, concrete floor, fluorescent strip lights, 4 double power sockets, alarm panel, solar inverter and an eaves height of 4.8m (15'7), full height to approx. 7.5m, then metal staircase to mezzanine area.

Mezzanine

7.5m x 8.78 (65.9 sq m or 709 sq ft), of steel construction with wooden floor, separate electrics panel and lights throughout, with access to upper office area.

Upper Office Area

Office, 3.44m x 3.86m (13.3 sq m or 143 sq ft), with

wood effect laminate flooring, large window to front, power sockets, telephone point and fluorescent strip lighting, accessed from upper stairs or mezzanine past Kitchenette (1.81m x 1.8m) with fitted cupboards and sink, and WC/Cloakroom (1.792m x 1.38m) with toilet and sink. Above the upper office is a further storage area, with partial metal railings.

Outside

Outside the Unit is a paved parking area, and wall mounted security light to the front, and a Yard area enclosed with secure Pallisade fencing 1.2m high, to side.

Services

It is understood that mains water, electricity and drainage are all connected.

LEASE TERMS

The property is available on a new lease on full repairing and insuring terms for a period to be agreed, with an RPI linked upwards only rent review.

RENT

The property is available at a commencing rent of £19,500 per annum exclusive of outgoings. Payable by Standing Order, quarterly in advance.

BUSINESS RATES

The rateable value is £14,750 with effect from April 2023.

VAT

It is understood that the property is elected for VAT, therefore, VAT is payable on rent payments, along with any other property related outgoings.

REFERENCES

References, trading history, guarantors and/or rental deposits may be requested by the landlord depending on covenant strength.

RESERVATION DEPOSIT

The prospective Tenant will be expected to lodge a £1,200 reservation deposit with the Agent upon agreeing to take the lease. This will be refunded

upon completion, but should the prospective tenant withdraw for any reason, the deposit will be retained by the Agent to cover administrative costs.

EPC

The current EPC is C - 55. Valid until 6 November 2034.

VIEWING

Strictly by appointment through Tayler and Fletcher Stow-on-the-Wold

Contact: Robert Holley or Oliver Evans

Tel: 01451 830 383

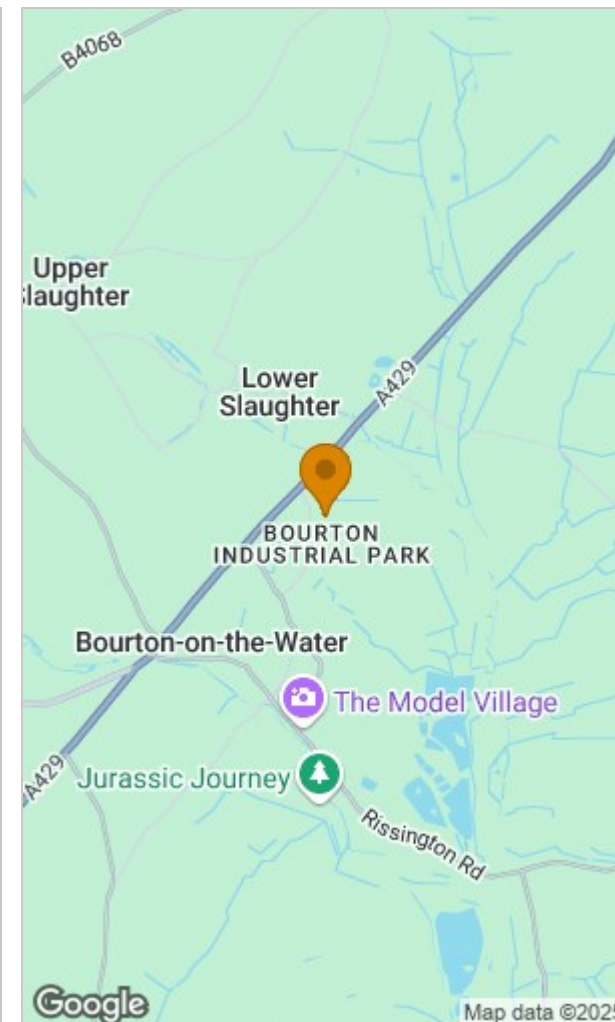
E-mail: robert.holley@taylerandfletcher.co.uk or oliver.evans@taylerandfletcher.co.uk



Location Plan



Area Map



Viewing

Please contact our Bourton-on-the-Water Lettings Office on 01451 820913 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.