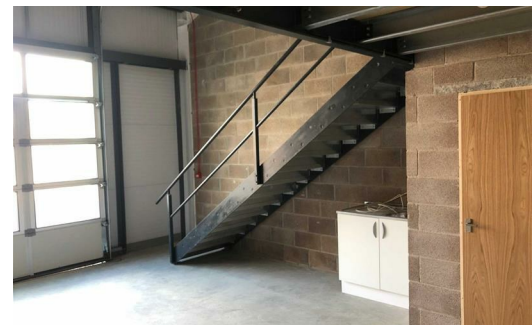
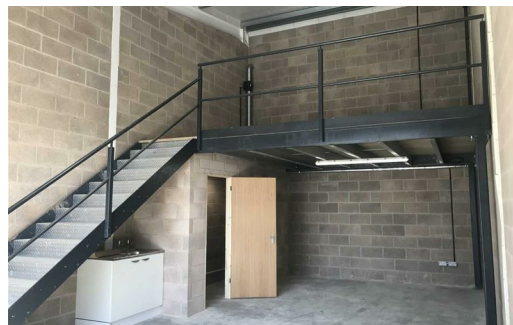


established 200 years

Tayler & Fletcher



Bourton Link, Bourton-On-The-Water, Cheltenham GL54 2RZ

- Modern Commercial Units
- Units from 334 sq ft to 1400 sq ft with allocated parking
- Inclusive Rent
- Good Parking
- B1, B2 and B8 use
- Available August 2024
- Flexible Licenses Available

taylerandfletcher.co.uk

Situation

Old Station Yard Business Centre comprises a new development of start up industrial units within an established commercial area in Bourton-on-the-Water. The wider estate has a range of well-known occupiers and is strategically located just off the A429 Fosseway. Cheltenham (15.4 Miles) Stow on the Wold (4 Miles) Cirencester (15.6 Miles) Burford (12.2 Miles) *All distances are approximate.

Description

The modern units will suit a range of occupiers that operate within B1, B2 and B8 uses.

Internally, the accommodation provides warehouse/workshop space with a mezzanine level above. Each unit has its own toilet and kitchenette.

Externally, the units are clad in grey micro ribbed composite cladding with a profiled metal roof. Every unit has a motorised up and over roller door with a pedestrian door fitted within it.

Accommodation

All measurements are approximate Gross Internal Areas (GIA) and measured in accordance with the RICS Code of Measuring Practice 6th Edition.

Unit 4 - Ground Floor 34.87m², Mez 12.77m², total 47.64m² / 513 sq ft

Unit 7 - Ground Floor 41.95m², Mez 13.99m², total 55.94m² / 602 sq ft

Unit 22 - Ground Floor 40.41m², Mez 12.88m², total 53.33m² / 574 sq ft

Services

We are advised electricity, water and drainage are available or

connected to the Properties, but we confirm we have not tested any service installations and any tenant must satisfy themselves as to the state and condition of such items.

Terms

12 month licence agreement.

Rent

Unit 4 - £7,965 (ex VAT)

Unit 7 - £9,030 (ex VAT)

Unit 22 - £8,610 (ex VAT)

Rent Deposit

Two months rent will be required as a deposit.

Agreement Fee

The incoming tenant will be responsible £200 + VAT for setting up agreements and relevant documentation.

Business Rates

Unit 4 - £6,900

Unit 7 - £10,750

Unit 22 - £7,800

The properties qualifies for 100% small business rates relief subject to tenants eligibility. It is advised that the interested party confirms with the local authority with regards their own eligibility for small business rate relief.

Viewings

Strictly by appointment through Tayler and Fletcher Stow-on-the-Wold Contact: Robert Holley: 01451 830 383 E-mail: robert.holley@taylorandfletcher.co.uk

Area Map

