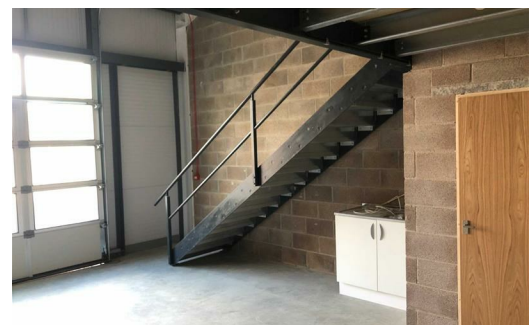
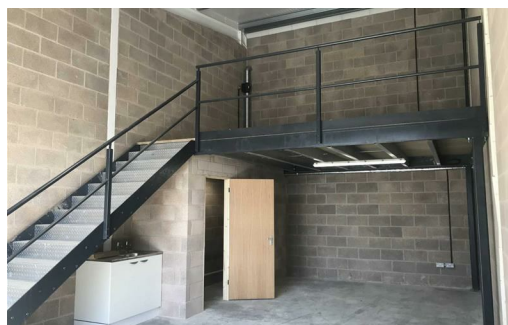


established 200 years

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 from July 2025
- Flexible Licenses Available

taylorandfletcher.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 10 - Ground Floor 32.61 m2, Mez 11.11m2, total 43.71m2 / 471 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 10 - £7,065 (ex VAT)

Rent Deposit

Two months rent will be required as a deposit.

Agreement Fee

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

Business Rates

Unit 10 - £8,500

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@taylerandfletcher.co.uk

Old Station Yard, Bourton on the Water - Availability and Rents										Apr-25
Unit	GF m2	Mez m2	Total m2	Total sq ft		RENT per annum (Plus VAT)	TOTAL RENT (Inc VAT)	PCM	VAT PCM	TOTAL PCM
24	40.41	12.88	53.3	574	Available June	£8,610	£10,332	£717.50	£143.50	£861.00
23	40.41	12.88	53.3	574	Let					
22	40.41	12.88	53.3	574	Let					
21	32.01	10.17	42.18	454	Let					
20	32.03	10.17	42.20	454	Let					
19	32.04	10.17	42.21	454	Let					
18	31.82	10.33	42.15	454	Let					
17 & 16	51.38		51.38	553	Let					
15	25.22	8.24	33.46	360	Let					
14	31.71	10.37	42.08	453	Let					
12	42.50	14.49	56.99	613	Let					
11	40.35	14.52	54.86	591	Let					
10	32.61	11.11	43.72	471	Available July	£7,065	£8,478	£588.75	£117.75	£706.50
9	32.64	11.12	43.76	471	Let					
8	32.67	11.08	43.76	471	Let					
7	41.95	13.99	55.94	602	Let					
6	34.58	12.65	47.23	508	Let					
5	34.71	12.59	47.30	509	Let					
4	34.87	12.77	47.64	513	Let					
3	43.96	18.40	62.36	671	Let					
2	43.96	18.40	62.36	671	Let					
1	43.95	18.40	62.35	671	Let					