



Unit 8, Esland Place, Love Lane, Cirencester,
TO LET £7,500 per annum exclusive

marriotts
property llp

Unit 8, Esland Place

Love Lane, Cirencester, Glos, GL7 1YG

£7,500 per annum exclusive

LOCATION

Unit 8 is situated on a small development of 9 light industrial units on Love Lane Industrial Estate, a well-established industrial area in Cirencester, located approximately 1 mile from the town centre, and having a good access to the town's ring road and M4/M5 motorways.

DESCRIPTION

Mid-terrace the premises are located in the heart of The Estate with excellent signage opportunity to the front of the unit. The unit offers flexible workshop / trade counter space with the benefit of a roller shutter door with glazed partitioning behind. The unit benefits from 3 phase electrics, WC and translucent roof panels. 2 dedicated parking spaces are also provided.

VAT - Is not payable.

IMPORTANT NOTICE: Marriots 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.

ACCOMMODATION

The following dimensions are approximate only:

Workshop / warehouse: 32' x 19'2"

Entrance Foyer: 5'1" x 4'4"

WC:

Total G.I.F.A. approx. 614 sq.ft. (57 sq.m.)

TENURE

A new lease is available for a minimum term of 3 years under full repairing terms, to be excluded from The Landlord & Tenant Act 1954. A 3 month deposit is required.

BUILDINGS INSURANCE

The Landlord insures the building and recharges this cost back to the Tenant, approx. £190 per annum but subject to annual review.

SERVICE CHARGE

Approx. £400 per annum payable quarterly in advance to cover the cost of maintenance and lighting of the communal areas.

BUSINESS RATES

Rateable Value: £5,400.00

Small Business Rates Relief / exemption may be available.

ENERGY PERFORMANCE CERTIFICATE

The property is exempt from EPC regulations.

LOCAL AUTHORITY

Cotswold District Council

Tel: 01285 623000

