





**Unit 4 Tetbury Industrial Estate, Cirencester
Road, Tetbury GL8 8EZ**

-  Industrial
-  Tetbury
-  To Let
-  357.68 m2 (3,850 ft2)



TO LET





Unit 4 Tetbury Industrial Estate

Industrial/warehouse unit with offices on the popular Tetbury Industrial Estate with convenient access to the local and wider area.

Location

The property is situated on the Tetbury Industrial Estate which is two thirds of a mile northeast of the town centre, just off Cirencester Road, a short distance from its junction with the A433, Cirencester to Bath Road.

Tetbury is an historic Cotswold town with a population of approximately 5,250 (Census 2021). It was an important wool town with an historic 17th Century Market House with a major tourist attraction, the Westonbirt Arboretum, just outside the town and Royal connections with Highgrove House.

Nearby centres are Malmesbury (5 miles), Stroud (8 miles), Cirencester (11 miles), Swindon (21 miles) and Bristol (22 miles).

Floor	Area (m2)	Area (ft2)
Ground	213.96	2,302
First	143.72	1,548
Total	357.68	3,850

Description

The property is one of a terrace of eight units built in about 1970 and backing onto the Cirencester Road.

The mid-terrace steel frame unit was originally built as single storey, but a substantial mezzanine floor has been installed and converted into offices in 2006.

The unit has a concrete floor, reconstituted stone front and rear elevations, with remaining walls of blockwork construction. It has a steel framed pitched roof covered with corrugated fibre cement sheeting and has a pedestrian door and a steel section loading door. The workshops have suspended tiled ceiling with surface mounted fluorescent lighting. There is a front-loading door, separate pedestrian access and the unit has a minimum eaves height of 4.3 metres.

Internally the ground floor includes workshops, stores, an office, kitchen and WC and the first-floor, further offices, a landing, store and WC.

The offices have carpet floor covering suspended tiled ceiling with suspended fluorescent lights together with roof light panels but no external windows. There are wall mounted electric and telephone points and a gas fired boiler serving wall mounted radiators. There is a concrete forecourt with parking for three cars.

NB – An office on the first floor is currently let and not included in the demise.

The property has a EPC Rating of D-81.

Planning

Within Classes E or B8 of the Use Classes Order 1987.





Unit 4 Tetbury Industrial Estate

Rates

The assessment appearing on the Valuation Office Agency website is as follows.

	Rateable Value
Part A	£13,250
Part B	£3,250
Rate in £ 2022/2023:	0.499

Prospective occupiers should check with the Local Authority to establish any transitional relief that may be applicable.

Terms

The property is offered by way of a new lease for a term to be agreed.

Rent

£13,500 per annum exclusive.

VAT

The property is elected for VAT.

Legal Costs

Each party to bear their own legal costs incurred in the transaction.





Gallery





Request a viewing


For further information or to request a viewing, please get in touch

Key contacts



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