



## **Units 3A & 3B Tall Trees Estate**

Bagendon, Cirencester, GL7 7JE

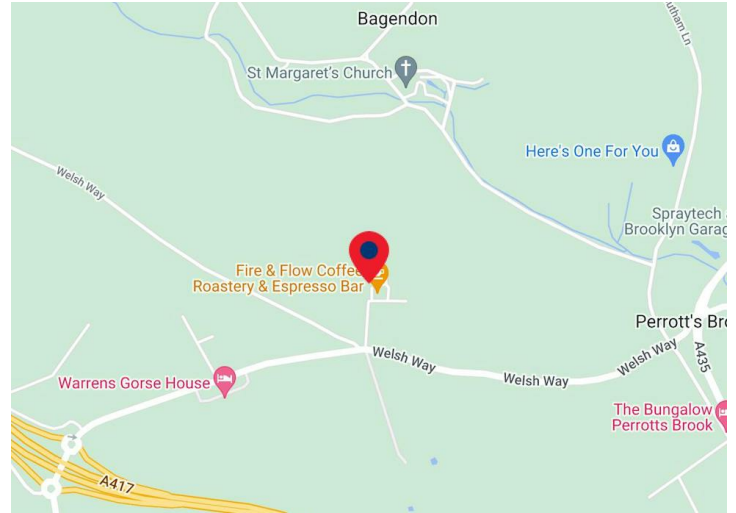
**NEW HIGH SPECIFICATION  
INDUSTRIAL/WAREHOUSE  
UNITS IN A HIGH QUALITY  
LANDSCAPED ENVIRONMENT**

**3,744 to 7,488 sq ft**  
(347.83 to 695.66 sq m)

- NEW HIGH SPECIFICATION INDUSTRIAL / WAREHOUSE UNITS
- HIGH QUALITY LANDSCAPED ENVIRONMENT
- CLOSE PROXIMITY TO A417
- 3 PHASE POWER SUPPLY
- ALLOCATED CAR PARKING

# Units 3A & 3B Tall Trees Estate

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## Summary

Available Size	3,744 to 7,488 sq ft / 347.83 to 695.66 sq m
Rent	£35,500 per annum per unit
Rateable Value	£29,000
Rates Comment	Based on 2023 valuation
EPC	B (29)

## Accommodation

Name	sq ft	sq m
Ground - Unit 3A	3,744	347.83
Ground - Unit 3B	3,744	347.83

## Viewings

Viewing and further information is strictly by prior appointment through Paul Whitmarsh or Chris Brooks.

## Location

Tall Trees Estate is well situated just to the north of Cirencester, close to the village of Perrott's Brook. The Estate is well located with Cirencester, Cheltenham and Gloucester all within a 15 mile radius and provides a fast and easy access to the A417 (within ½ mile), which offers connections to Junction 11A of the M5 to the north and Junction 15 of the M4 to the south.

## ///what3words

<https://what3words.com/amicably.patrolled.deform>

## Description

Tall Trees is a high specification development within a self-contained site. It offers units set in a landscaped environment with a generous car parking provision. The location benefits from a rural setting, making this a unique opportunity.

The units are of steel portal frame construction with part brick and part profile clad elevations. All the units benefit from a full height loading door, WC facilities, allocated car parking and a 3 phase power supply.



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