

**KNOCKDOWN
Nr TETBURY**

GLOUCESTERSHIRE

**A B1 Light-Industrial Workshop/Storage Unit
Conveniently situated on the A433
With parking**

Known as:

**UNIT 2, WARREN BUSINESS PARK,
KNOCKDOWN, TETBURY, GLOUCESTERSHIRE, GL8 8QY**



G.I.F.A. approx 844 sq.ft. (78.4 sq.m.)

TO LET

LEASE FOR ASSIGNMENT

RENT: £4,800 p.a.x.

LOCATION

Warren Business Park is a privately owned business estate conveniently situated just off of the A433, approximately 4 ½ miles south-west of Tetbury, and will be found on the left approximately 1 mile past Westonbirt National Arboretum.

Tetbury is the second largest town in the Cotswold District and is situated 11 miles south-west of Cirencester and approximately 14 miles from the M4 motorway providing good links to Bristol, Gloucester and The City. The town offers a variety of services including a Post Office, Lloyds Bank, Highgrove Gift Shop, restaurants/cafes and various retail shops.

The Business Park enjoys excellent transport links to the M4 national motorway via the A433 and is conveniently situated within easy reach of Tetbury and Malmesbury.

DESCRIPTION

The premises comprise of a mid-terraced B1 light industrial unit constructed from a concrete portal frame with concrete block elevations. To the front elevation is a large manually operated roller shutter door with an additional pedestrian entrance doorway.

The unit benefits from a concrete floor, fluorescent strip lighting and a number of translucent roof panels.

To the front exterior of the building is a parking area.

ACCOMMODATION

The following dimensions are approximate only:

Workshop: 29'6" x 28'5"

Roller Shutter Door: Width 13'5" Height 10'5"

Minimum eaves height: 9'



SERVICES

Mains electricity is connected; there are no BT, gas, water or waste connections to the premises.

LEASE TERMS

The Lease dated 12th December 2016 is available for assignment under the following terms:

- Rent:** £4,800.00 per annum exclusive payable in monthly advance.
- Utilities:** Electricity is the responsibility of the tenant. The unit is sub-metered and electricity will be recharged by the Landlord based on sub-meter reads.
- Term:** 5 years from 1st December 2016, up to and including 30th November 2021. The lease is excluded from the security of tenure provisions of the Landlord and Tenant Act 1954.
- Repairs:** Tenant responsible for internal repairs and to redecorate the inside of the premises in the last year of the term.
- Deposit:** A 3 month rent deposit will be required.
- VAT:** VAT is payable in addition to the rent and deposit.
- Insurance:** The Landlord insures the building and recharges the premium to the Tenant, the Tenant will be responsible for their own contents insurance.

Note: A copy of the Lease is available for inspection on request.

ASSESSMENTS

The Tenant will be responsible for business rates.

Please contact Cotswold District Council for Business Rates information & Rateable Value.

Note: Small business rates relief / exemption may be available.

LEGAL COSTS

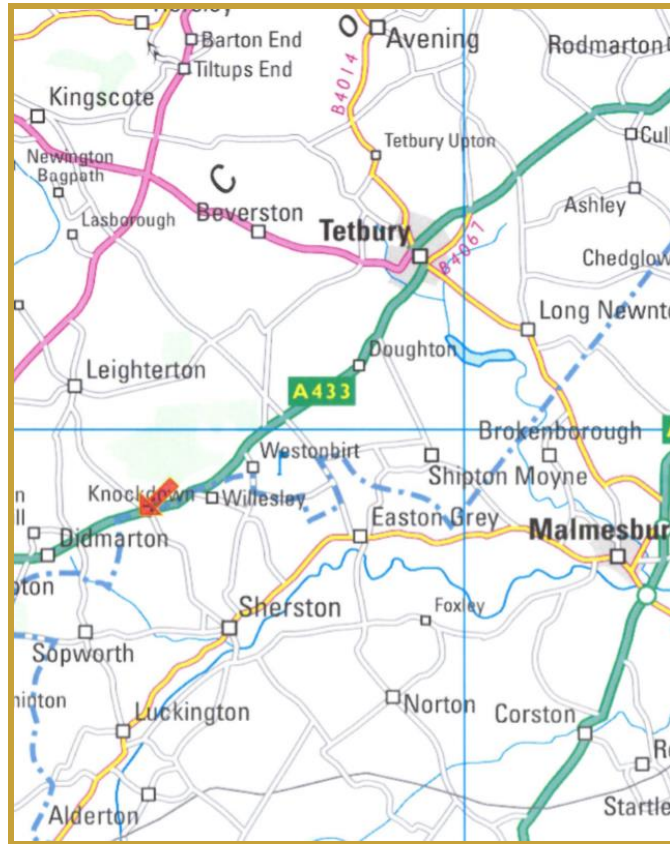
Each party shall be responsible for their own legal fees in connection with this transaction.

LOCAL AUTHORITY

Cotswold District Council, Trinity Road, Cirencester, Glos, GL7 1PX (01285) 623000.

VIEWING

Strictly by prior appointment through the sole letting agent Thomson & Partners (01285) 647333.



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