Whitmarsh Lockhart

TO LET

Church Farm, Long Newnton,

Tetbury, GL8 8RS

BUSINESS UNITS, SUITABLE FOR OFFICES/STORES/LIGHT INDUSTRIAL USE

3,510 sq ft

(326.09 sq m)

- NEW LEASE AGREEMENT
- ATTRACTIVE RURAL LOCATION
- COMMERCIAL LOADING ACCESS
- ALLOCATED PARKING AND SERVICE YARD AREAS
- TWO SEPARATE BUILDINGS

RICS Regulated by RICS

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Tetbury, GL8 8RS

Summary

Available Size	3,510 sq ft / 326.09 sq m
Rent	£35,000 per annum
Rateable Value	£21,000
Rates Payable	£10,479 per annum
EPC	Upon enquiry

Location

Church Farm is conveniently located in Long Newnton. Tetbury is approximately 1 mile to the west via the B4014. Malmesbury is approximately 2 miles to the east.

The property is located at Church Farm in an attractive, rural setting.

///What3Words

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Description

There are two separate buildings.

Church Farm Barn comprises an attractive, detached, stone-built period barn, which has been refurbished to a high standard. Access to the property is gained via glazed entrance doors into an office administration reception area. The unit has its own self-contained WC and kitchenette facilities. Heating is provided via underfloor heating.

The main barn comprises an open plan, full height, area with exposed timbers and a commercial loading door to the rear. Ancillary heating is provided via a wood burner.

The storage unit comprises a refurbished storage/light industrial unit constructed of a clear span portal frame. Vehicle access is gained via an electric roller shutter door. Minimum internal eaves height 4.7m.

To the side is an additional enclosed storage unit with commercial vehicle access. Minimum internal eaves height 3.92m.

Externally, there are allocated parking and service yard areas.

Accommodation

Name	sq ft	sq m
Ground - Church Farm Barn	1,060	98.48
Ground - Church Farm Barn Office	294	27.31
Ground - Church Farm Storage Unit	2,156	200.30
Total	**3,510**	**326.09**

Terms

A new full repairing and insuring lease is available. The rent quoted is exclusive of service charge, building insurance and VAT, which will be paid in addition to the rent, by the tenant.

Viewings

Strictly by prior appointment through the agents.

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