Whitmarsh Lockhart

TO LET



Kingscote C & D Priory Park, Priory Industrial Estate

London Road, Tetbury, GL8 8HZ

LARGE VERSATILE UNIT

1,095 to 2,202 sq ft

(101.73 to 204.57 sq m)

- VERSATILE SPACE SUITABLE FOR A VARIETY OF USES
- ACCESS FOR LOADING & UNLOADING
- ALLOCATED CAR PARKING SPACES
- SHORT & LONG TERM LEASES AVAILABLE
- PLENTY OF NATURAL LIGHT

Kingscote C & D Priory Park, Priory Industrial Estate

London Road, Tetbury, GL8 8HZ



Summary

Available Size	1,095 to 2,202 sq ft / 101.73 to 204.57 sq m
Rent	£12 per sq ft
Rateable Value	£19,100
Rates Payable	£9,530.90 per annum
Rates Comment	Currently assessed as two entities GF and FF
Service Charge	£90 per month
EPC	C (55)

Location

Priory Park is situated 0.5 miles from the centre of Tetbury and is approximately 100 metres from the large Tesco supermarket on London Road. It has excellent communication links to the M4 and M5 and is particularly accessible for Cirencester, Malmesbury, Nailsworth and Stroud.

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Description

Kingscote C & D is a large versatile unit, which would make a great office space. Alternatively it could be used as a trade counter, retail unit, large studio or light workshop.

The unit has a modern finish and is fully carpeted.

Access is gained via large double doors.

The premises can be taken as whole or on a floor by floor basis.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Workshop / Retail Outlet	1,095	101.73
1st - Office / Studio	1,107	102.84
Total	**2,202**	**204.57**

Terms

A new internal 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

Viewing and further information is strictly by prior appointment through the agent.

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