Whitmarsh Lockhart

TO LET



Unit 3 Sandpool Farm, Poole Keynes

Cirencester, GL7 6EA

BUSINESS UNIT WITH ALLOCATED PARKING

2,204 sq ft
(204.76 sq m)

- RURAL LOCATION
- 3.4M MINIMUM EAVES
- 3.1M x 3.1M WIDE LOADING DOOR
- 3 PHASE POWER SUPPLY
- ALLOCATED PARKING

RICS Regulated by RICS

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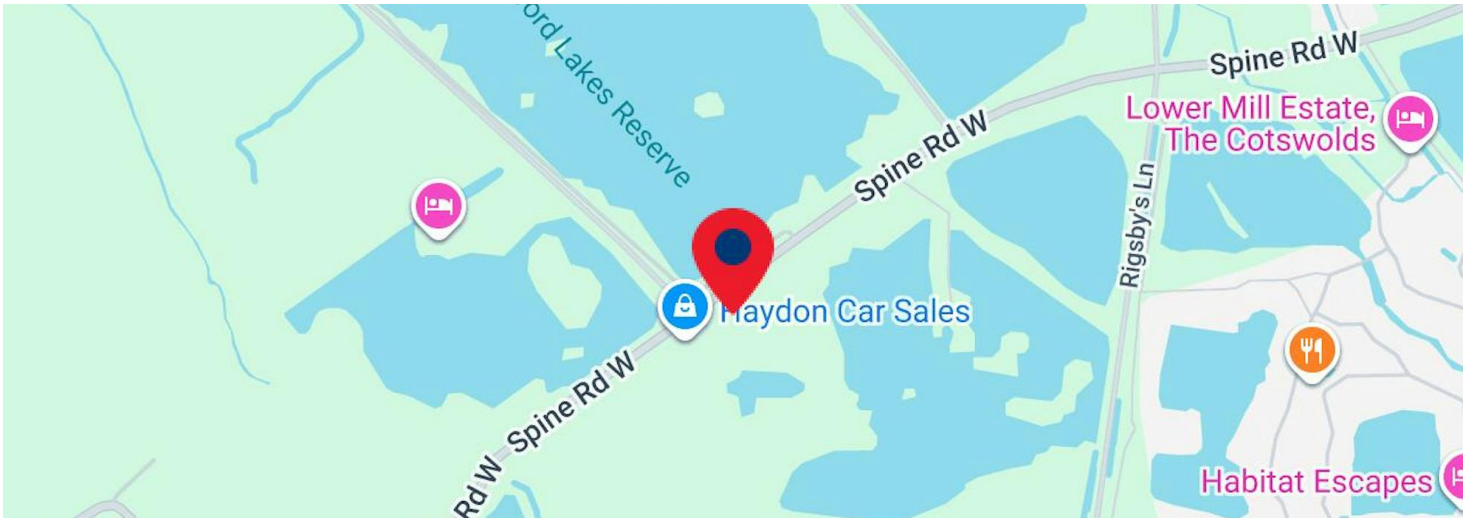

Summary

Available Size	2,204 sq ft / 204.76 sq m
Rent	£20,000 per annum
Rateable Value	£21,500
Rates Payable	£9,288 per annum
EPC	B (48)

Location

Sandpool Farm is set in a rural location but offers good road links to the A419 via the Spine Road, with easy access to Cirencester and the surrounding area. The M4 motorway can be accessed at Junction 17 approximately 13 miles to the south-west via the A429.

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Description

Unit 3 is an end terrace, two storey business unit with rendered and wooden clad elevations.

At ground floor there is a workshop/storage space with minimum 3m clear eaves height. Access is gained via a sectional, insulated loading door (3.1m x 3.1m), there is a separate pedestrian door.

At the rear of the ground floor there is a lobby with WC and a kitchenette. Stairs rise to the first floor to an open plan office. There is air conditioning to the offices and a 3-phase power supply to the property.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Workshop / Storage	1,102	102.38
1st - Office	1,102	102.38
Total	**2,204**	**204.76**

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

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



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