Whitmarsh Lockhart

TO LET



Unit 3B Tall Trees Estate

Bagendon, Cirencester, GL7 7JE

NEW HIGH SPECIFICATION INDUSTRIAL/WAREHOUSE UNIT IN A HIGH QUALITY LANDSCAPED ENVIRONMENT

3,744 sq ft

(347.83 sq m)

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

RICS Regulated by RICS

Unit 3B Tall Trees Estate

Bagendon, Cirencester, GL7 7JE



Summary

Available Size	3,744 sq ft / 347.83 sq m
Rent	£35,500 per annum
Rateable Value	£32,250
Rates Payable	£13,932 per annum
EPC	B (29)

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.

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 Paul Whitmarsh or Chris Brooks.



Chris Brooks MRICS
07733 114566
chris@whitmarshlockhart.com

Mr Richard Crabb (THP)
(01242) 303383 | (07908) 576332
richard@thponline.co.uk

The above information contained within this email is sent subject to contract. These particulars are for general information only and do not constitute any part of an offer or contract. All statements contained therein are made without responsibility on the part of the vendors or lessors and are not to be relied upon as statement or representation of fact. Intending purchasers or lessees must satisfy themselves, by inspection, or otherwise, as to the correctness of each of the statements of dimensions contained in these particulars. Generated on 16/11/2026