

A secure bike storage facility is provided and provision for additional secure storage. The estate also provides recycling facilities and rubbish collections within the service charge.

The units have central heating.

Installation of air conditioning may be available as an optional extra.

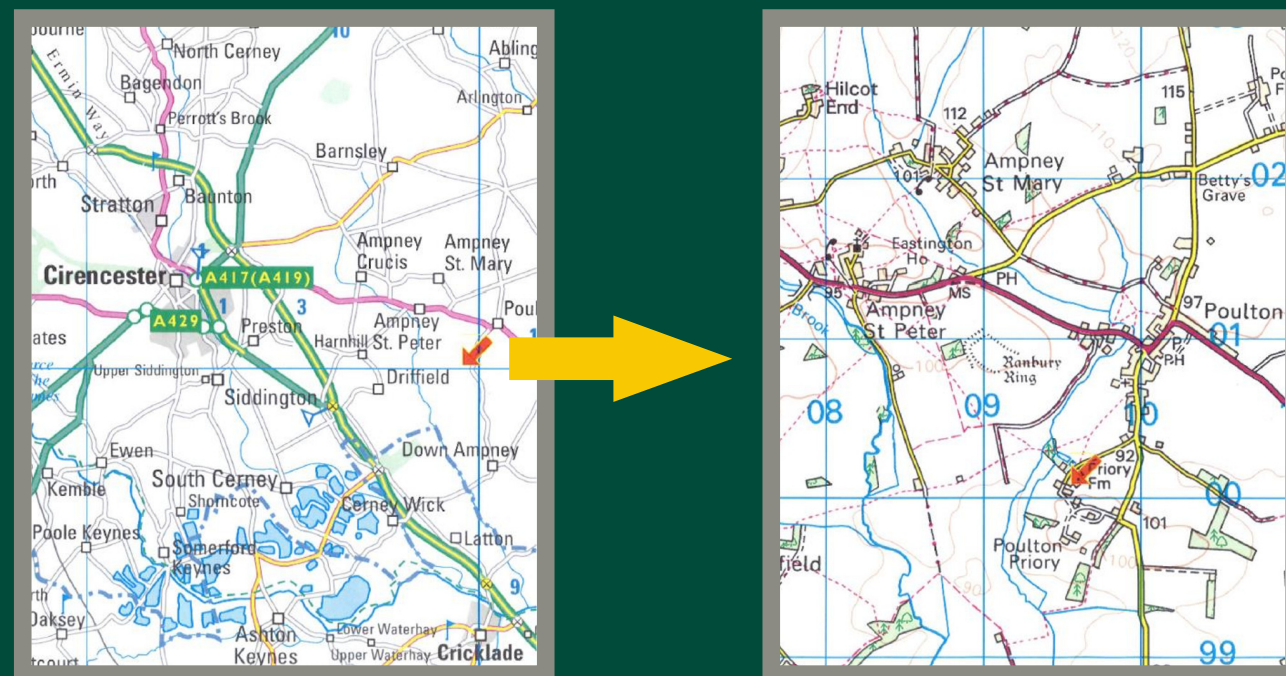
There are ample parking spaces attached to each unit including EV charging stations.

24/7 automated gate access.



Priory Court has excellent communication links to facilitate both business travel and commuting; located between Swindon and Cirencester, the nearby A417 provides fast access to the M4, M5 and other key UK destinations.

Poulton offers a welcoming gastro pub and excellent shop and post office, the busy market towns of Cirencester and Fairford are a short drive away.



## LEASE TERMS

Competitive rents, payable quarterly in advance. Flexible terms are available. Service charge at prevailing rate.

To arrange a viewing and for more information, contact our letting agent Thomson and Partners 01285 647 333 or Priory Estate Office 01285 851606

**Priory Court Business Park • Priory Estate • Poulton • Cirencester • GL7 5JB**





Priory Court is a newly refurbished business park set in glorious countryside in the picturesque village of Poulton, in the heart of the Cotswolds. Converted from traditional stone farm buildings for office use, the park is home to a number of professional businesses and it offers a high standard of office accommodation. Units are available as a whole or in various configurations, to suit individual requirements. Unit floor areas from 700 sq ft to 6500 sq ft.



Premises at Priory Court can include voice and data solutions to allow occupiers to simply move in, plug in and start working. These systems enable scalable, secure, reliable, flexible and robust solutions to all tenants and are fully supported and maintained. Key features include:

- Competitive leased line access
- Enterprise standard voice communications
- Secure wireless networks
- Telephones on desks

We also offer friendly management for your voice and data, tailoring this to your business' requirements.

Newly decorated, each unit has access control door entry, a fully fitted kitchen and lighting, grade 3 alarm systems, fitted showers, a disabled toilet and carpets throughout. Options include; blinds, workstations, office furniture and CAT 5 electric installation. Tenants can enjoy the use of a private decked garden and shared or private gardens.

