

POULTON
Nr Cirencester

GLOUCESTERSHIRE

Refurbished high-quality offices
Available in various configurations, ranging from 881 sq.ft. - 7,925 sq.ft.
With the benefit of ample car parking

Known as:

**PRIORY COURT, PRIORY ESTATE, POULTON,
CIRENCESTER, GLOUCESTERSHIRE, GL7 5JB**



N.I.F.A.s from. 881 sq.ft. to 7,925 sq.ft.

TO LET

NEW LEASES AVAILABLE

RENTS FROM: £15,000 p.a.x.

8 Black Jack Street, Cirencester, Gloucestershire. GL7 2AA

Tel. 01285 647333 | Email. info@thomsonandpartners.co.uk | www.thomsonandpartners.co.uk

LOCATION

Cirencester is the “Capital of the Cotswolds” and is by far the largest town in the Cotswold District, having a population of around 19,000, and is a thriving historic market town. Cirencester is located roughly mid-way between Swindon, 15 miles to the south-east, and Cheltenham and Gloucester to the north-west. The town is a major centre for the local road network, where 8 ‘A’ Class roads converge on the town, the most important of which, the A419/A417 trunk road provides the link between the M4 and the M5.

The Estate is conveniently located just off the A417 in the village of Poulton, located approximately midway between Cirencester and Fairford. On reaching Poulton travelling from Cirencester turn right at The Falcon Inn, after 200 yards turn right signposted Priory Court (No Through Road). The entrance to Priory Court shall be found through the private gates on the left-hand side.

DESCRIPTION

Priory Court is situated in a unique and attractive rural location on the edge of the village of Poulton. Specifically converted from traditional farm buildings to office use, The Estate is home to a number of professional businesses and offers a high standard of office space in various configurations to suit individual requirements.

8 Units are available individually, as a whole or in various configurations to suit. Each suite is currently undergoing a full programme of refurbishment to include new carpets, bathroom facilities and total redecoration; installation of air conditioning may be available as an optional extra. Options include the use of private decked garden, and shared or private gardens. A secure bike storage facility is provided and some provision for additional secure storage.

The Estate offers fibre Broadband connections; additional lease lines are available to the site through independent providers. Ample car parking is provided for onsite in the dedicated parking areas surrounding the buildings.

ACCOMMODATION

Net Internal Floor Areas

Unit 1	650 sq.ft.	
Unit 2	1,628 sq.ft.	
Unit 3	1,368 sq.ft.	
Unit 4	2,118 sq.ft.	LET STC
Unit 5	992 sq.ft.	
Unit 6	1,109 sq.ft.	LET STC
Unit 7	2,561 sq.ft.	NOW LET
Unit 8	2,489 sq.ft.	
Unit 12	2,535 sq.ft.	
Unit 14	881 sq.ft.	NOW LET

Externally – Ample car parking is provided.

RECYCLING & RUBBISH COLLECTION

The Estate provides recycling facilities and rubbish collection within the service charge.



LEASE TERMS

- Rent:** Rents from £15,000 per annum, payable quarterly in advance.
- Term:** Flexible terms available outside of the security of tenure provisions of the Landlord & Tenant Act 1954.
- Deposit:** A 3 month rent deposit will be required
- VAT:** VAT is payable in addition to the passing rent.
- Utilities:** The responsibility of the Tenant.
- Repairs:** Tenant responsible for internal repairs, the Landlord recovers the cost of maintaining the structure via the service charge.
- Deposit:** A 3 month rent deposit will be required.
- Insurance:** The Landlord insures the buildings and recharges the cost to the Tenant. The Tenant is responsible for their own Contents Insurance.
- Service Charge:** Estimated at £1.20 pence per sq.ft., being the Tenant's contribution towards the cost of maintaining the structure, cleaning, maintenance of common areas, maintenance of drainage, communal lighting, parking, insurance, and collection of business waste, etc.

BUSINESS RATES:

Business Rates will be the responsibility of the Tenant.

LEGAL COSTS

Each party shall be responsible for their own legal costs in connection with this transaction.

LOCAL AUTHORITY

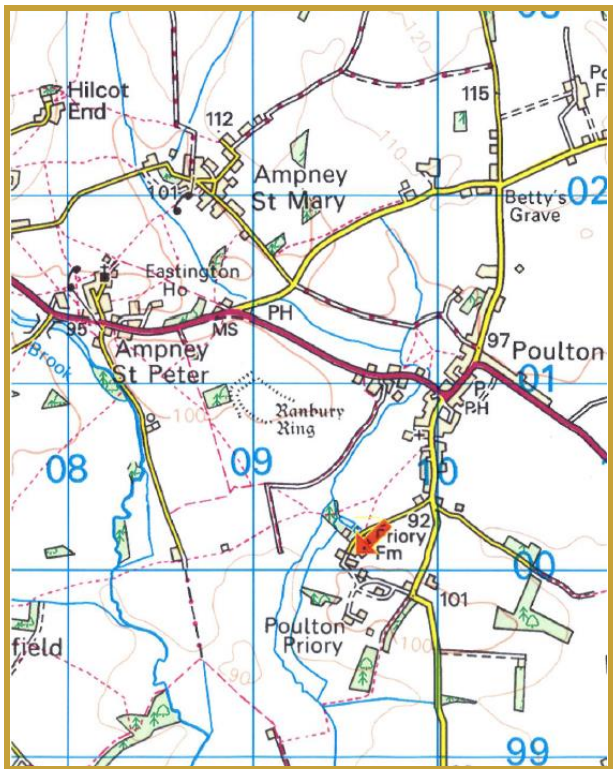
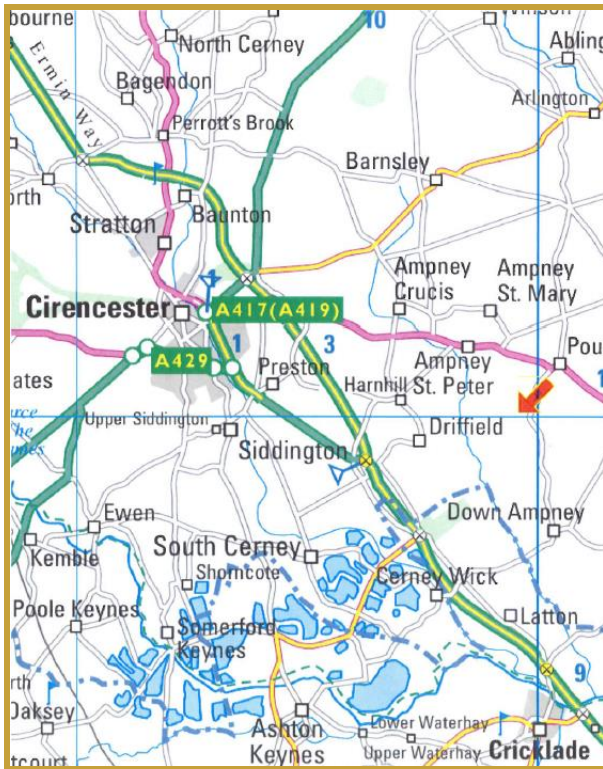
Cotswold District Council, Trinity Road, Cirencester, Glos, GL7 1PX (01285) 623000.

VIEWING

Strictly by prior appointment through the sole letting Agent Thomson & Partners (01285) 647333.

EPC's

Energy Performance Certificates are available on request.



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