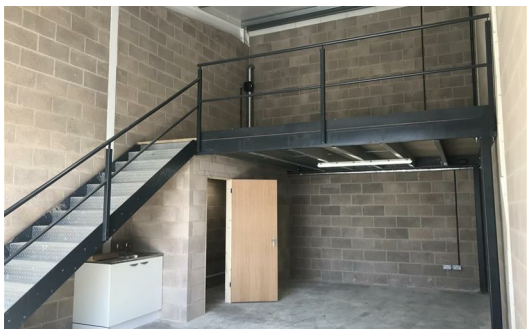
established 200 years

Tayler & Fletcher









11 Old Station Yard, Bourton-On-The-Water, Cheltenham GL54 2RZ

£8,865 Per Annum excl. VAT

Modern Industrial Unit Available Soon

taylerandfletcher.co.uk

11 Old Station Yard, Bourton-On-The-Water, Cheltenham, GL54 2RZ

LOCATION
Old Station Yard Business Centre comprises a new development of start up industrial units within an established commercial area in Bourton-on-the-Water. The wider estate has a range of well-known occupiers and is strategically located just off the A429 Fosseway. Cheltenham (15.4 Miles) Stow on the Wold (4 Miles) Cirencester (15.6 Miles) Burford (12.2 Miles) *All distances are approximate.

DESCRIPTION
The modern units will suit a range of occupiers that operate within B1, B2 and B8 uses.

Internally, the accommodation provides warehouse/workshop space with a mezzanine level above. Each unit has its own toilet and kitchenette.

Externally, the units are clad in grey micro ribbed composite cladding with a profiled metal roof. Every unit has a motorised up and over roller door with a pedestrian door fitted within it.

ACCOMMODATION
All measurements are approximate Gross Internal Areas (GIA) and measured in accordance with the RICS Code of Measuring Practice 6th Edition.

Ground Floor: 484.38 sq ft
Mez: 150.70 sq ft
Total: 635.08 sq ft

THE LETTING
12 month licence agreement.

SERVICES
We are advised electricity, water and drainage are available or connected to the Properties, but we confirm we have not tested any service installations and any tenant must satisfy themselves as to the state and condition of such items.

RENT
Unit 11 - £10,638 (including VAT)

OTHER CHARGES
Water and electricity will be charged in addition to the rent. Internet services are available at an extra cost. There is no service charge.

EPC
B-44 valid until 6 May 2030

BUSINESS RATES
Current rateable value (1 April 2026 to present) is £8,400

The property qualifies for 100% small business rates relief subject to tenants eligibility. It is advised that the interested party confirms with the local authority with regards their own eligibility for small business rate relief.

LOCAL AUTHORITY
Cotswold District Council, Trinity Road, Cirencester, Gloucestershire GL7 1PX (Tel: 01285 623000) www.cotswold.gov.uk.

ARRANGEMENT FEE
The ingoing tenant will be responsible £200 + VAT for setting up agreements and relevant documentation.

RENT DEPOSIT
Two months rent will be required as a deposit.

VIEWINGS
Strictly by appointment through Tayler and Fletcher Stow-on-the-Wold Contact: Oliver Evans: 01451 830 383
E-mail: oliver.evans@taylerandfletcher.co.uk