



**Unit 4Unit 4, Old Station Yard Bourton Link, Bourton-On-The-Water,
Cheltenham GL54 0PZ**

£7,695 Per Annum

Modern Industrial Unit Available Soon.

Situation

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. The outgoing tenant has occupied the premises as a hair salon and we understand much of the contents maybe available by separate negotiation.

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.

Unit 4 - Ground Floor 34.87 m², Mez 12.77m², total 47.64m² / 513 sq ft

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.

Terms

12 month licence agreement.

Costs

Water and electricity will be charged in addition to the rent. Internet services are available at a cost of £30 per month. There is no service charge.

Rent

Unit 4 - £7,695 (ex VAT)

Rent Deposit

Two months rent will be required as a deposit.

Agreement Fee

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

Business Rates

Unit 4 - £6,900 from 1st April 2023 31st March 2026, £6,600 from 1st April 2026.

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.

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



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