



commercial property consultants

TO LET

UNIT 4, PRIORY COURT BUSINESS PARK, PRIORY
ESTATE, POULTON, CIRENCESTER, GL7 5JB



262.07 M² (2,821 FT²) GIFA
HIGH QUALITY BUSINESS PARK
ATTRACTIVE SURROUNDINGS

CONTACT RALPH WELLS 07957 739 858

www.wbmproperty.co.uk

SWINDON 01793 232658 GLOUCESTER 01452 348915



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LOCATION

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.

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.

DESCRIPTION

Priory Court is a recently 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.

The Unit has been refurbished to a very high standard, including new carpets, bathroom facilities and total redecoration.

A secure bike storage facility is provided and some provision for additional secure storage.

ACCOMMODATION

All measurements are approximate and given on a gross internal basis, in accordance with the RICS Code of Measuring Practice.

NIFA	253.43 m²	2728 ft²
GIFA	262.07 m²	2821 ft²

TERM

Flexible terms available outside of the security of tenure provisions of the Landlord & Tenant Act 1954.

BUSINESS RATES

The tenant is to be responsible for the payment of business rates.

RENT & DEPOSIT

A 3 month rent deposit will be required. Quoting rent £37,000 per annum.

EPC

An Energy Performance Certificate is available upon request

LEGAL COSTS

Each party to bear its own legal costs incurred in the transaction.

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VIEWING

Viewing and further information is strictly by prior appointment through the agents.

FOR FURTHER INFORMATION

Please contact:

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