



TO LET

- Approximately 650ft²
- Rural location
- Well accessed
- Recently converted

Unit 6A

Woodlands Farm, Clapton, Berkeley, GL13 9QU

Guide Rent - £5000.00 plus VAT per Annum

A secure commercial unit extending to approximately 650ft². Set on an agricultural holding with a range of commercial units offering private access and good security.

DESCRIPTION

Agricultural storage unit, available in Clapton, Berkeley. The unit benefits large roller shutter door access and good storage capacity. The premises offers secure storage/work space.

LOCATION

The property is situated outside the Market Town of Berkeley. The Unit is approximately 3 miles from the A38 and 4 miles from the M5 Junction 14 allowing good access links to the larger centres of Bristol, Gloucester and Cheltenham.

SERVICES

Mains electric connected however there are no water connections provided to the unit.

TERMS OF TENANCY

The tenancy will be written under the statute of the Landlord and Tenant Act 1954 excluding the renewal provisions contained within s24 to s28 of the same.

Ideally the Tenancy term will be for at least 3 years with the opportunity of a Break Clause, if desired.

The Landlord will be responsible for external repairs and the structural insurance, the premium of which will be recoverable from the Tenant. The Tenant will be responsible for internal repairs along with all outgoings including but not limited to water, drainage, electric and business rates.

DEPOSIT

A deposit of 2 calendar months will be requested from the Tenant prior to entry. This will be returned minus any appropriate deductions at the cessation of the Tenancy.

SETUP FEE

The tenant will contribute £350 (plus VAT) toward the preparation of the Tenancy Agreement and a Record of Condition with regards to the tenancy.

LOCAL AUTHORITY

Stroud District Council Tel:01453 766321

VIEWING

Strictly by appointment with the Agents: David James, Tel 01453 843 720.



PLANS AND PARTICULARS Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms, and any other items are approximate. No responsibility is taken for such error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective applicant. The services, systems and appliances shown here have not been tested and no guarantee as to their operability or efficiency can be given. Both plan and particulars are believed to be correct. They do not constitute any part of any offer or contract and any intending applicants must satisfy themselves by inspection or otherwise, as to the correctness of each of the statements contained in these particulars. All such statements are made without responsibility on the part of David James or the landlord. Applicants must satisfy themselves that they are happy to put forward an offer once they have made their own enquiries as to any planning applications or flight paths and satisfied their personal requirements. David James do not accept any responsibility for act of omission.

WAYLEAVES, RIGHTS OF WAY, EASEMENTS, ETC The property is sold subject to all rights including rights of way whether public or private, light, support, drainage, water and electricity supplies and other rights, covenants, agreements and all existing and proposed wayleaves, masts, pylons, stays, cables, drains and water, gas or other pipes whether referred to in these particulars or not and to the provisions of any planning scheme of the County or Local Authorities.