



**2&3 Meadow Barn, Elkstone Studios, Elkstone,
Cotswolds, GL53 9PQ**

Outstanding Class E Office/Leisure/retail accommodation
with parking approx. 1,641 sq ft (152.45 sq m)

Subject to contract

- The only office/leisure/retail accommodation available on the estate.
- Excellent fit-out
- Part of an outstanding and sought after scheme with on-site café, farm shop, gym and Padel courts
- Attractive buildings and landscaping
- EV charging points and Gigaclear fibre broadband
- www.elkstone-studios.com

Location

Elkstone Studios is part of the 2,500 acre Coombe End Estate. The site has direct access to the A417 dual carriageway with Cirencester and Cheltenham 7 miles away and access beyond to the M4 and M5.

The site is an immaculate and successful scheme merging period and contemporary features to provide office, retail and leisure uses. The site has become a sought-after destination with on-site café, farm shop, gym and padel courts and EV chargers.

Description

This is a rare opportunity to lease the only office/leisure accommodation available on the estate. The accommodation is on ground floor, with the opportunity for retail/leisure use. There are private toilets and kitchen and extensive car parking on site.

EPC

B (27). Source Gov.uk



Accommodation

The approximate net internal floor area is 1,641 sq ft/ 152.45 sq m

Terms

Offered to let separately or together on new lease at a rental of £57,400 per annum, exclusive

Value Added Tax

We understand that vat will be payable on the figures quoted.

Legal costs

Each party will be responsible for the own legal costs incurred in the transaction. A non-refundable reservation fee is payable prior to instructing lawyers.

Business Rates

Rateable value £24,000.

Rates payable are a proportion of the rateable value.

(source Gov.uk)

Viewing

By prior appointment with the agents.

richard@thponline.co.uk
oliver@thponline.co.uk
joe@thponline.co.uk



RICHARD CRABB
richard@thponline.co.uk

OLIVER WORKMAN
oliver@thponline.co.uk

01242 303 383
thponline.co.uk