



**Industrial Unit To Let, Upper Coln Farm, GL54 3LB**  
Approx. 997 sq ft (92.62 sq m)

**Subject to contract**

- 3- phase electricity supply
- Generous provision of wall-mounted power sockets
- Sink with water supply
- Suitable for industrial, workshop or storage use
- New, flexible lease available

## Location

Upper Coln Farm is a small, privately owned business estate situated on the edge of the village of Coln Rogers, within the Cotswold District of Gloucestershire, approximately 5 miles north-east of Cirencester and near the A429 (Fosse Way), which provides convenient access to regional road connections. The estate lies in a rural yet accessible setting within the Scenic Cotswolds countryside, with Cheltenham to the north and additional business amenities and services readily available in surrounding towns and villages.

## Description

Unit 3A forms part of Upper Coln Farm comprises a self-contained industrial/workshop unit extending to approximately 997 sq ft (92.6 sq m). The accommodation provides open-plan space suitable for a variety of light industrial, workshop or storage uses (subject to the necessary consents). The unit benefits from a 3-phase electricity supply, a generous provision of wall-mounted power sockets, roller shutter door and a sink with water connection.

## Rates

Rateable Value: £6,500

Source: Valuation Office Website. Applicants should make their own enquiries as to rates payable.

## Floor Area

We can calculate the floor area to be 997 square feet.

## Terms

The accommodation is available by way of a new lease on flexible terms, for a term to be agreed.  
The quoting rent is £10,000 per annum, exclusive.

## Legal Costs

Each party to be responsible for their own legal costs in the transaction. A reservation fee/ legal cost deposit is required, which is returned on completion -please ask for more details.

## EPC

To be assessed.

## Value Added Tax

We are advised that vat is not payable on the figures quoted.

## Viewings

By prior appointment with the sole agents:

Richard Crabb [richard@thponline.co.uk](mailto:richard@thponline.co.uk)  
Joe Cohen [joe@thponline.co.uk](mailto:joe@thponline.co.uk)



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