



TO LET

D5, Cotswold Airport

Kemble, Gloucestershire GL7 6BA

High quality office/showroom building – 1,639 sq ft (152.25 sq m)

Location

The Building is situated close to the main entrance of the Cotswold Airport directly off the A433 Tetbury-Cirencester Road. It has a good degree of prominence for visitors as well as established businesses on the Park.

Cotswold Airport is almost equi-distant between Cirencester & Tetbury and benefit from easy access to J17 of the M4 (South) and J11a of the M5 (North).

Kemble Railway Station is just 2.5 miles distant providing a good service to London, Bristol, Birmingham and further afield.



**A417
(A419)**



6.5 miles northeast

Cirencester



5.5 miles

Tetbury



7 miles

Kemble



2.5 miles

Accommodation

Description

A high quality predominantly open plan office building with marble floors, high ceilings, plentiful natural light and LED lighting. Also capable of use as a showroom.

The building has 2 x large openable bi-fold doors plus 2 separate pedestrian doors. There is a large open plan fitted kitchen and wc/shower facilities. The building has high speed broadband and an intruder alarm as well as some storage provision.

The building which occupies a prominent position near the entrance to Cotswold Airport benefits from a high degree of car parking and also has a wooden decked rest area to the rear.

Services

We are advised that all main services are connected to the premises. We confirm that we have not tested any of the service installations and any occupier must satisfy themselves independently as to the state and condition of such items.

Car Parking

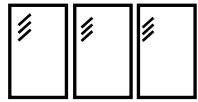
There are 14 car spaces to the front and side of the Premises. Two are Electric Vehicle charging points. Additional parking, in tandem, is available to occupiers.

Area	Sq ft	Sq m
Ground floor office area including kitchen	1,545	143.52
Lobby & storage areas	94	8.73
TOTAL	1,639	152.25

Open plan layout



Opening x 2 double doors



LED lighting



Kitchen



Shower facilities



Onsite parking



Electric vehicle charging points



Planning | Rates | EPC | Terms

Planning

We are verbally advised that the accommodation has planning consent for office use but any occupier should make their own enquiries to the Planning Department of Cotswold District Council. Tel: 01285 623000 or www.cotswold.gov.uk

Business Rates

The Valuation Office Agency lists the property as “Office and Premises” with a Rateable Value of £13,000.

Interested parties should make their own enquiries to Cotswold District Council to ascertain the exact rates payable as a change in occupation may trigger an adjustment of the ratings assessment www.voa.gov.uk

Energy Performance Certificate

The EPC Rating is B (39) and the full certificate can be provided on request.

Code for Leasing

For the latest RICS advice on commercial property leasing, please consult the [RICS Real Estate Code for Leasing 2020](#)

Legal Costs

Each party is to be responsible for their own legal costs.

Terms

The property is available on a new full repairing and insuring lease direct from the Landlord for a term of years to be agreed.

Rent

The property is offered to let at a quoting rent of £33,000 per annum exclusive of a service charge.

The existing high quality furniture is also available for the use of the Tenant by way of separate negotiation.

References/Rental Deposits

Financial and accountancy references may be sought from any prospective tenant prior to agreement. Prospective tenants may be required to provide a rental deposit subject to the landlord’s discretion.

VAT

Under the Finance Acts 1989 and 1997, VAT will be levied on the rent. We recommend that prospective tenants establish the VAT implications before entering into any agreement.

Anti Money Laundering

A successful tenant will be required to provide relevant information to satisfy the AML requirements when Heads of Terms are agreed.

Viewing Arrangements

For further information or to arrange an inspection, please contact the sole letting agents:



Alder King Property Consultants
12 Pine Court
Kembrey Park
Swindon
SN2 8AD

www.alderking.com

AK Ref: JDG/DLN/99131
Date: January 2024
Subject to Contract



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Important Notice

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1. Money Laundering Regulations 2017

As part of our obligations under the UK Money Laundering Regulations, Alder King LLP requires any purchaser or tenant to provide information and documentation to satisfy our legal obligations.

2. Misrepresentation Act 1967

This marketing brochure is for guidance only and does not form part of any offer or contract and must not be relied upon as statements or representations of fact.

3. Control of Asbestos Regulations 2012 (CAR 2012)

It is the responsibility of the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining it, to comply with the regulations. The detection of asbestos and asbestos-related compounds is beyond the scope of Alder King and accordingly we recommend you obtain advice from a specialist source.

alder king

PROPERTY CONSULTANTS

