

# TO LET

Carter Jonas



**The Coal Yard  
Cotswold Business Park  
Kemble  
Cirencester  
GL7 6BQ**

**Industrial Unit/Workshop with outside  
storage 1,409 SqFt (130.90 SqM)**

- **Excellent Connectivity**
- **Secure Environment**
- **Refurbished Accommodation**
- **Outside Storage Available**

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## LOCATION

Cotswold Business Park is strategically situated adjacent to Cotswold Airport (formerly RAF Kemble) in Gloucestershire, just off the A429 and within easy reach of Cirencester, Swindon, and the M4/M5 corridors. The park benefits from excellent transport links, including proximity to Kemble railway station with direct services to London Paddington, making it ideal for businesses seeking strong regional and national connectivity. Surrounded by the scenic Cotswolds, the site offers a secure, well-managed environment with a mix of industrial, warehouse, office, and open storage facilities.

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## DESCRIPTION

The property comprises a portal framed industrial unit which has been refurbished to include painted floors and walls LED lighting. A W/C and office is available to the rear of the building. Loading door to front providing access to forecourt and outside storage / parking.

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## QUOTING PRICE

£15,000 per annum exclusive

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## SERVICES

Prospective tenants to make their own enquiries regarding the availability capacity and condition of services

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## ACCOMMODATION

The property has been measured on a gross internal area basis.

	SqM	SqFt
Coal Yard	130.90	1,409
Total	130.90	1,409

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## TENURE

The property is available to let on an FRI lease. Please apply to agents for full lease details.

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## SERVICE CHARGE

A service charge is applicable please apply to the agents for more information.

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## LEGAL COSTS

Each party to be responsible for own legal costs.

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## AML

In line with statutory requirements prospective buyers will need to complete standard anti money laundering checks at the time of agreement of heads of terms.

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## VAT

All Prices Quoted are exclusive of VAT.

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## EPC

The EPC has been commissioned and the certificate is awaited.

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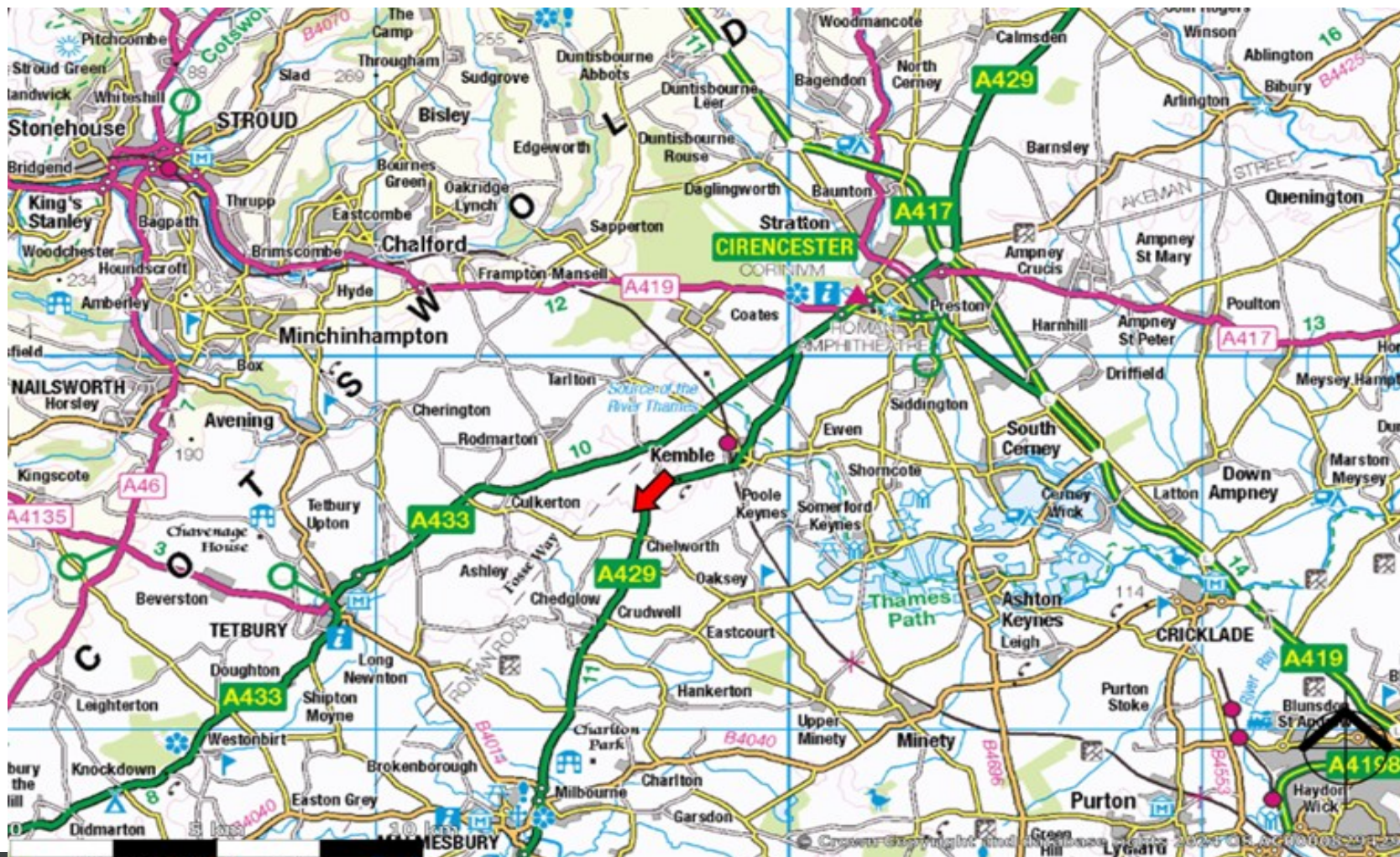
## VIEWINGS

Viewings can be arranged by prior appointment with sole agents of Carter Jonas or through our joint agent Alder King.



**SUBJECT TO CONTRACT**





## FURTHER INFORMATION

Should you require further information please contact:

[www.carterjonas.co.uk](http://www.carterjonas.co.uk)

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## IMPORTANT INFORMATION

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December 2025

# Carter Jonas