



## Formal House, Tall Trees Estate, Bagendon

Cirencester, GL7 7JE

**A MODERN SELF-CONTAINED  
OFFICE IN AN ATTRACTIVE  
RURAL SETTING**

**1,015 to 2,091 sq ft**  
(94.30 to 194.26 sq m)

- MODERN SELF CONTAINED OFFICE
- ATTRACTIVE RURAL SETTING
- EXCELLENT ACCESS TO A417 / A419
- 1 CAR PARKING SPACE PER 139 SQ FT

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## Summary

Available Size	1,015 to 2,091 sq ft / 94.30 to 194.26 sq m
Rent	£16.50 per sq ft
Business Rates	Please contact the Agents for further information
EPC	Upon enquiry

## Location

Tall Trees Estate is well situated just to the north of Cirencester, close to the village of Perrott's Brook. The Estate is well located with Cirencester, Cheltenham and Gloucester all within a 15 miles radius and provides a fast and easy access to the A417 / A419 (within ½ mile), which offers connections to Junction 11A of the M5 to the north and Junction 15 of the M4 to the south.

## ///what3words

<https://what3words.com/amicably.patrolled.deform>

## Description

Tall Trees is a modern development within a self contained site. It offers offices set in a landscaped environment with a generous car parking provision. The location benefits from a rural setting, making this a unique opportunity.

The office is constructed from reconstituted Cotswold stone with excellent quality internal finishes. The space can be made available on a floor by floor basis or as a whole.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	1,015	94.30
1st	1,076	99.96
<b>Total</b>	<b>2,091</b>	<b>194.26</b>

## Viewings

Strictly by prior appointment through the agents.



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