



## TO LET

Cirencester – Farm 491, Rural Innovation Centre, Manor Farm, Harnhill. GL7 5PU



- Affordable and flexible working environments where agritech innovators can run and grow their businesses.
- Opportunity to be part of an exciting agritech community aiming to nurture the wider agricultural and food production industries.
- 18.92-37.66 sqm (204 – 405 sq ft)





## LOCATION

Farm491 is located in Harnhill in the Cotswold farmland, 6 miles from the RAU. Harnhill is just off the A417 as you leave Cirencester off the Burford road traveling East providing easy access on to the A417 dual carriage way with Cheltenham being 19 miles to the North and Swindon 14 miles to the South.

## DESCRIPTION

The property comprises a range of small and large workshops with collaborative working space. The workshops provide security, amenities and infrastructure, accompanied by a meeting space, kitchenette and WC.

Farm491 members have access to the business support and a knowledge network that includes farmers, investors and expert advisers, as well as open access to farming data and the RAU Library. Members can test, refine and grow their propositions.

There is access to 491 hectares of agricultural land for financial and physical data. Ideal for agritech businesses. There is agricultural vehicle access into the property.

## ACCOMMODATION

(Approximate Gross Internal area)

	sqm	sq ft
Large Workshop	37.66	405
Small Workshop	18.92	203

## RATES

The property will need to be reassessed for rating purposes.

## PLANNING

Within Classes B1 of the Use Classes Order 1987.

## TERMS

The property is offered by way of a new full repairing and insuring lease subject to a service charge for a term to be agreed.

## PRICE

£6,000 PA (Small Workshop) £12,000 PA (Large Workshop)

## SERVICE CHARGE

A charge is levied by the Estate Landlord to cover the costs associated with the upkeep and maintenance of the common areas.

## VAT

The property is elected for VAT.

## LEGAL COSTS

Each party to bear their own costs incurred in the transaction.

## EPC

To be assessed.

## VIEWING

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5. None of the service installations have been tested and any occupier must satisfy themselves independently as to the state and condition of such items and the efficiency and suitability for their requirements.

6. Occupiers are advised to make their own enquires of the relevant Local Authority to verify actual rates payable and to establish the position in respect of the inheritance of Transitional Relief.

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