



commercial property consultants

**FOR SALE**

16 BRIDGE ROAD, CIRENCESTER GL7 1NJ



**1,283.90 M<sup>2</sup> (13,820 FT<sup>2</sup>)**

**INDUSTRIAL/WAREHOUSE FACILITY**

**HIGH PROFILE BUILDING WITH SCOPE FOR REDEVELOPMENT – STP  
IN CLOSE PROXIMITY TO CIRENCESTER RETAIL PARK**

**SITE AREA APPROX 0.9 ACRES**

**CONTACT RALPH WELLS 07957 739 858**

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

**SWINDON 01793 232658 GLOUCESTER 01452 348915**



## LOCATION

Cirencester is an attractive and thriving market town, well located between Swindon and Gloucester. The main road links serving Cirencester are the A419/417 dual carriageway, which provide fast road links to both M4 & M5.

The property itself holds a very prominent position adjacent to the roundabout on the A429, which is the main route into Cirencester town centre.

The Cirencester Retail Park is next door, with occupiers including, Home Bargains, Pets at Home, Sports Direct, Peacocks, KFC, Dominos & Vets for Pets.

## DESCRIPTION

The property comprises a warehouse and two storey offices to front elevation. The building is of steel portal frame construction with a mixture of profile steel and glazed clad elevations. Externally there is a good amount of parking and an extensive loading area.

## ACCOMMODATION

All measurements are approximate and given on a gross internal basis, in accordance with the RICS Code of Measuring Practice.

Warehouse	875 m <sup>2</sup>	9,418 ft <sup>2</sup>
G/F Offices inc recep	215.59m <sup>2</sup>	2,320.61ft <sup>2</sup>
F/F Offices	193.41m <sup>2</sup>	2,081.86ft <sup>2</sup>
<b>Total</b>	<b>1,283.90m<sup>2</sup></b>	<b>13,820 ft<sup>2</sup></b>

## TENURE

The premises are available by way of freehold purchase.

## PRICE

POA

## BUSINESS RATES

Please contact the agents for further information.

## EPC

An Energy Performance Certificate is available upon request.

## LEGAL COSTS

Each party to bear its own legal costs incurred in the transaction.

## VIEWING

Viewing and further information is strictly by prior appointment through the joint agents.

## FOR FURTHER INFORMATION

Ralph Wells  
T: 01793 232658/07957 739858  
E: [ralph@wbmproperty.co.uk](mailto:ralph@wbmproperty.co.uk)

Richard Dell - Moore Allen & Innocent  
T: 01285 648112  
E: [richard.dell@mooreallen.co.uk](mailto:richard.dell@mooreallen.co.uk)

Manor House, 109 Cheney Manor Industrial Estate, Swindon, SN2 2DS

IMPORTANT NOTICE: These particulars do not constitute any offer or contract and although they are believed to be correct, their accuracy cannot be guaranteed and they are expressly excluded from any contract. All measurements on these details are approximate and cannot be relied upon as statements or representations of fact.

Registered Office: WBM Commercial Property Limited, 609 Delta Business Park, Swindon, SN5 7XF