



UNIT 1

MIDLAND ROAD
TRADE PARK

MIDLAND ROAD | CIRENCESTER | GL7 1YG

TO LET

1,704-3,408 SQ FT
PROMINENT COMMERCIAL /
SHOWROOM UNIT

> AVAILABLE FOR A RANGE OF USES (SUBJECT TO PLANNING)

> ON-SITE OCCUPIERS...



MIDLAND ROAD TRADE PARK

MIDLAND ROAD | CIRENCESTER | GL7 1YG

LOCATION

1 Midland Road is situated with frontage and direct access onto the public highway, this being the main route into the Love Lane industrial area. Exiting the A429 roundabout south onto Midland Road, and signposted Love Lane Industrial Estate, the property will be found approximately 100 yards on the right directly opposite Lidl supermarket and Cirencester Retail Park.

Sat Nav: GL7 1YG



**DIRECT LINK
BETWEEN THE
M4 & M5
VIA THE A419 / A417**



DESCRIPTION

Unit 1 comprises a purpose built showroom with ancillary office/storage space at first floor comprising 3,408 sq ft. At ground floor there is a refurbished showroom with ancillary office, WC and kitchen. At first floor there is additional office and storage accommodation. The unit sits on a busy and established trade park with existing occupiers such as Subway, Greggs, Formula One autocentres and Euro Car Parts. 4-8 car spaces are available. More spaces available by negotiation.

Ground Floor	1,704 SQ FT	158.3 SQ M
First Floor	1,704 SQ FT	158.3 SQ M

TENURE

The property is available by way of a new FRI lease for a term of years to be agreed. Consideration will be given to letting the space on a floor by floor basis.

RENT

On application.

EPC

Available on request.

PLANNING

Sui Generis.

VIEWING

For further information please contact the joint agents below:

0117 927 6691
jll.co.uk/property

Giles Weir
07973 400806
Giles.Weir@eu.jll.com

Jordan Spear
07562 205767
Jordan.Spear@eu.jll.com

01793 232658
wbmproperty.co.uk

Ralph Wells
07957 739858
ralph@wbmproperty.co.uk

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.