



commercial property consultants  
**DRAFT**

**FOR SALE**

UNIT C12, LAKESIDE BUSINESS PARK,  
SOUTH CERNEY, GLOUCESTERSHIRE, GL7 5XL



183.61m<sup>2</sup> (1,976ft<sup>2</sup>)  
MODERN INDUSTRIAL/WAREHOUSE UNIT  
POPULAR INDUSTRIAL ESTATE  
SECURE GATED COMPOUND

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SWINDON 01793 232658 GLOUCESTER 01452 348915



## LOCATION

South Cerney is situated approximately 1 mile west of the A419 dual carriageway to the south of Cirencester. The A419 provides excellent access south to Swindon and the M4, and north to Gloucester, Cheltenham and the M5.

Lakeside Business Park is part of an established and expanding employment area housing a wide variety of businesses such as Usay Health Insurance, Bosch Rexroth Ltd and Cirencester Friendly. It is also situated within the Cotswold Water Park which provides a wide range of leisure facilities.

## DESCRIPTION

The unit is steel portal frame construction with full height steel clad elevations incorporating individual roller shutter doors and personnel doors along the front elevation. There is a good quality mezzanine in the front section of the unit, with windows at high level.

Externally, there is parking to the front of the units and also loading areas in front of the roller shutter doors.

## ACCOMMODATION

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

Ground Floor		
Warehouse	1,304ft <sup>2</sup>	121.14m <sup>2</sup>
First Floor Office	672ft <sup>2</sup>	62.47m <sup>2</sup>
<b>Total</b>	<b>1,976ft<sup>2</sup></b>	<b>183.61m<sup>2</sup></b>

## SALE

£350,000, plus VAT.

## BUSINESS RATES

Please contact the agents for further information.

## 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 sole agents.

## ENERGY PERFORMANCE CERTIFICATE

An EPC has been produced and is available for inspection. Rating D76.

## FOR FURTHER INFORMATION

Please contact:

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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.

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