



Unit 6, Global Business Park, Cirencester, Glos,
GL7 1YZ - TO LET £14,400 p.a.x.

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Wilkinson Road, Cirencester, Glos, GL7 1YZ

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LOCATION

Unit 6 is situated on a development of light industrial units known as Global Business Park, located approximately 1.5 miles south of Cirencester town centre. Located in a long established industrial area the Estate enjoys excellent access links to the town's ring road and M4/M5 motorways. Unit 6 will be found prominently situated to the left-hand middle terrace of the Estate.

DESCRIPTION

Constructed of a steel portal frame, with pitched insulated plasticised corrugated steel roofing & block elevations the unit has undergone a fit-out to provide high quality offices on the first floor with trade counter and associated stores across the ground floor. A roller shutter door provides vehicle access with an additional pedestrian door & entrance foyer provided. Benefiting from fibre broadband & air-conditioning

the premises also enjoys an electric car charging point, 3 phase electrics, fitted kitchen & electric wet central heating system. 2 parking spaces are provided to the front of the building.

ACCOMMODATION

Ground Floor

Entrance Foyer: 12'1" x 8'10"

Trade Counter: 16'4" x 12'7"

Workshop / Warehouse: 27'8" x 15'1"max

WC:

First Floor

Office 1: 13'11" x 11'8"

Office 2: 13'4" x 9'10"

Office 3: 13'9" x 9'6"

Kitchen: 8'7" x 2'7"

WC & Store cupboard:

Total G.I.F.A. approx. 1,356 sq.ft. (125.9 sq.m.)

TENURE

A new lease is available, outside The Landlord & Tenant Act 1954, under internal repairing terms. The Tenant will be responsible for the roller shutter door. A 3 month deposit is required. VAT - Is payable.

BUILDINGS INSURANCE & SERVICE CHARGE

Insurance approx. £250 p/a subject to annual review. Service charge approx. £393 p/a to cover the cost of the maintenance & lighting of the communal areas of the Estate.

BUSINESS RATES

Rateable Value: £14,750.00

ENERGY PERFORMANCE CERTIFICATE

The property has an energy rating of B.

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