



Unit 10, Global Business Park, Cirencester, Glos,
GL7 1YZ - TO LET £13,000 p.a.x.

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Wilkinson Road, Cirencester, Glos, GL7 1YZ

TO LET £13,000 p.a.x. INCENTIVES AVAILABLE

LOCATION

Located approximately 1.5 miles south of Cirencester town centre, Unit 10 is situated on a development of light industrial units known as Global Business Park. Located in a well-established industrial area, the Estate enjoys excellent access links to the town's ring road and M4/M5 motorways. Unit 10 will be found to the left-hand rear of the Estate.

DESCRIPTION

Constructed of a steel portal frame, with pitched insulated plasticised corrugated steel roofing & block elevations the unit is end terrace. A roller shutter door provides vehicle access with an additional pedestrian door provided for. The unit offers good workshop space on the ground floor with excellent offices on the 1st floor & benefits from translucent roof panels, 3 phase electrics, electric roller door, WC & kitchenette. 2 parking spaces are provided directly to

the front of the building.

ACCOMMODATION

Ground Floor

Workshop: 27'10" max x 16'3"

WC:

First Floor

Office 1: 16'2" x 16" & 12'5" x 14'9"

(with kitchenette)

Office 2: 11'5" x 9'6"

Storeroom with limited height: 16' x 8'

Total G.I.F.A. approx. 1,394 sq.ft. (129.5 sq.m.)

TENURE

A new lease is available for a minimum term of 3 years, 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.

BUILDINGS INSURANCE

Approx. £397.00 p/a but subject to annual review.

SERVICE CHARGE

£400.00 p/a to cover the cost of the maintenance & lighting of the communal areas of the Estate.

BUSINESS RATES

Rateable Value: £12,000.00

VAT - Is payable.

ENERGY PERFORMANCE CERTIFICATE

The property has an energy rating of TBC

LOCAL AUTHORITY - Cotswold District Council

Tel: 01285 623000

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