



Quoting Rent:
£96,700 per
annum
exclusive.
(May Sell)

The Property:

The premises comprises an open plan warehouse with ground floor office accommodation and provides the following approximate Gross Internal Floor Area:

Warehouse:

8,745 sq ft (812.44 sq m)

Offices:

3,231 sq ft (300.29 sq m)

TOTAL

11,976 sq ft

1,112.73 sq m

The Romulus Building, Phoenix Way, Cirencester, GL7 1QG

Modern light industrial unit. Excellent transport links. Prominently positioned within Cirencester and only a short walk from the town centre and nearby amenities.

Highlights

- **Recently Refurbished**
- Open Plan Warehouse
- Circa 50 Car Parking Spaces
- EV Car Charging
- 6m Eaves
- Total Site Area of 1.17 Acres

The Location

Nearby Neighbours

- Waitrose
- Rave Coffee
- Screwfix
- Topps Tiles
- ATS Euromaster

Connectivity

- A429
0.4 miles
- A417
1.6 miles
- Junction 13 of M5
17.8 miles
- Junction 15 of M4
18.1 miles

Amenities

- LED Lighting
- Toilets
- Kitchenette
- Electric Loading Door
- EV Car Charging
- 200 KVa Power Supply

Description

The subject property comprises a detached light industrial warehouse that has been constructed around a steel portal frame with an insulated clad roof and elevations.

The open plan warehouse comprises a power floated concrete floor and benefits from an internal eaves height of up to 6m (19ft 6"). Fully fitted office accommodation benefits from suspended ceilings and individual meeting rooms.

Loading access is provided via a new surface level electric loading door at the side elevation as well as a separate pedestrian entrance at the front.

Externally the property benefits from approximately 50 allocated car parking spaces.

Tenure

The property is available by way of a new full repairing and insuring lease.

Rent

£96,700 per annum exclusive of VAT.

VAT

All costs are subject to VAT where applicable.

Planning

The property benefits from E & B8 use classes.

Legal Costs

Each party to bear their own legal and surveyor costs incurred in the transaction.

Energy Performance Certificate

B - 42



Contacts

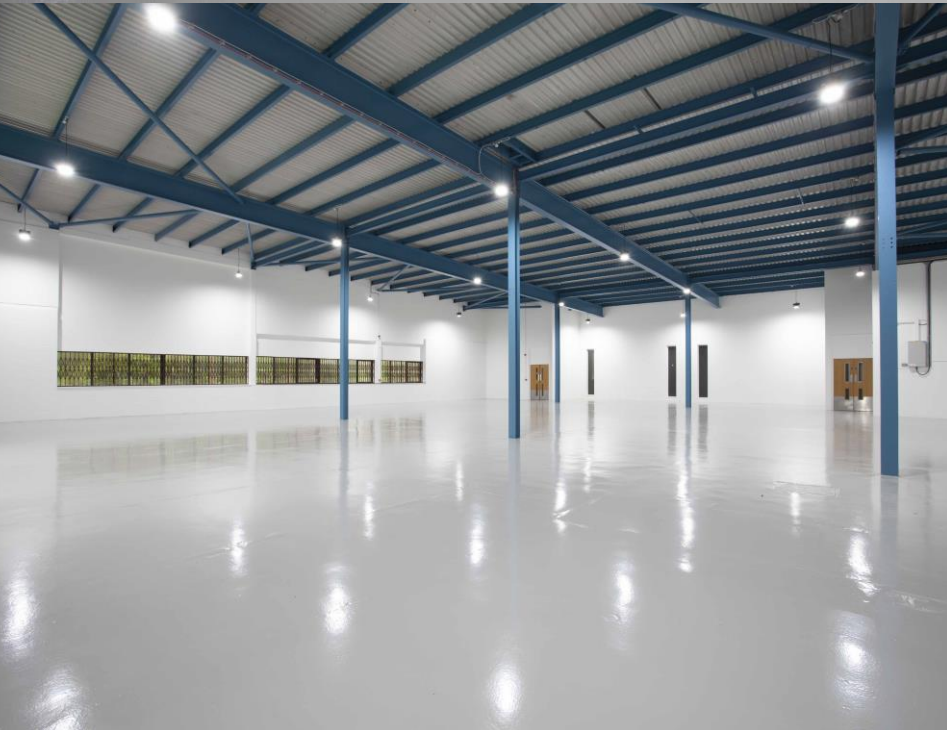
Tom Watkins
Director
+44 7917 093167
Tom.watkins@colliers.com

Alex Van Den Bogerd
Senior Surveyor
+44 7902 702882
Alex.vandenbogerd@colliers.com

OR VIA OUR JOINT AGENTS

WBM Property Consultants

Ralph Wells
Director
+44 7957 739858
ralph@wbmproperty.co.uk



Contacts

Tom Watkins
Director
+44 7917 093167
Tom.watkins@colliers.com

Alex Van Den Bogerd
Senior Surveyor
+44 7902 702882
Alex.vandenbogerd@colliers.com

Colliers
10 Templeback
Bristol
BS1 6FL
+44 117 917 2000

[Colliers.com](https://www.colliers.com)

Misrepresentation Act

Colliers International gives notice that these particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Purchasers, Lessees or Third Party should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Colliers International has any authority to make any representation or warranty whatsoever in relation to this property.

Colliers International is the licensed trading name of Colliers International Property Consultants Limited. Company registered in England & Wales no. 7996509. Registered office: 50 George Street, London W1U 7GA