



Quoting Rent:
£78,500 per
annum
exclusive.

The Property:

The premises comprises a detached warehouse and provides the following approximate Gross Internal Floor Area:

Warehouse:

6,060 sq ft (562.99 sq m)

TOTAL

6,060 sq ft
562.99 sq m

Unit 2 Metric Trade Park, Cirencester, GL7 1YQ

Modern trade counter unit. Excellent transport links. Located on a highly prominent trading location within Cirencester.

Highlights

- **Highly Prominent**
- Modern Trade Counter Unit
- Well Established Trade Location
- Detached Warehouse
- Generous Car Parking Provisions
- 6m Eaves

The Location

Nearby Neighbours

- Halfords
- Toolstation
- City Plumbing
- The Bathroom Showroom
- Wickes

Connectivity

- A429
0.3 miles
- A419
0.6 miles
- A417
1.9 miles

Amenities

- LED Lighting
- Toilets
- Kitchenette
- Electric Loading Door
- 3 phase electricity

Description

The subject property was constructed in 2015 and comprises a detached light industrial warehouse of steel portal frame construction. The property has an insulated clad roof with translucent roof lights with composite cladding to the elevations.

The open plan warehouse comprises a ground-bearing concrete slab and benefits from an internal eaves height of approximately 6m (19ft 6").

Loading access is provided via a surface level electric loading door at the front elevation, with a separate pedestrian entrance at the front.

Externally, the unit benefits from use of the generous shared car parking area at the front of the property.

Tenure

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

Rent

£78,500 per annum exclusive of VAT.

VAT

All costs are subject to VAT where applicable.

Planning

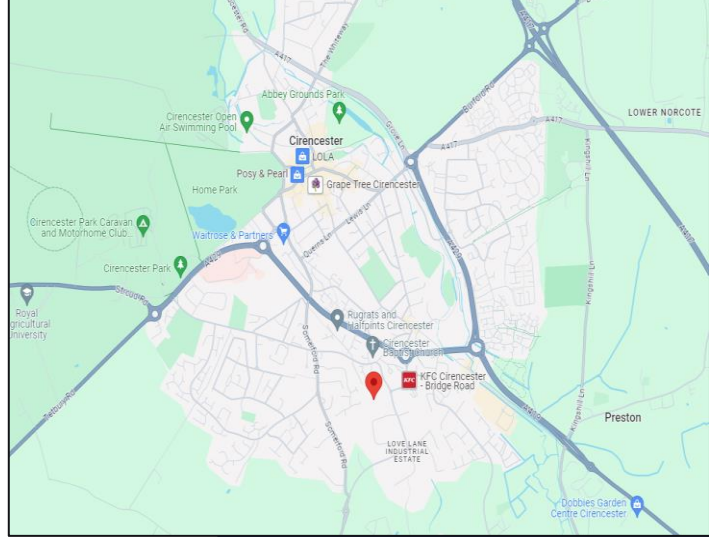
The property benefits from E, B2 & B8 use classes.

Legal Costs

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

Energy Performance Certificate

B - 30



Contacts

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