

The Atrium, Watermoor Point, Cirencester

Open plan space at ground floor level with a first floor Mezzanine which is well suited as office headquarters or show/retail space. Additional contiguous office spaces also available.

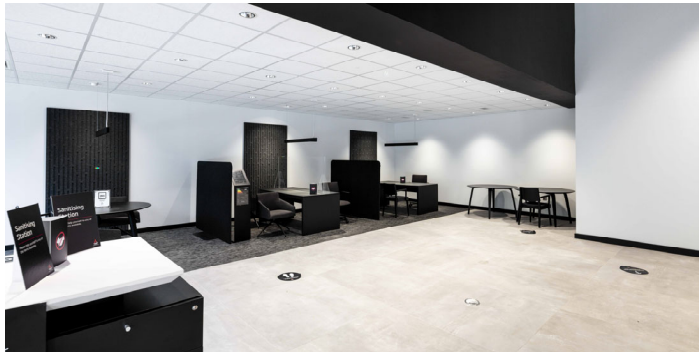
Private external access available



Exterior of The Atrium



Exterior of The Atrium



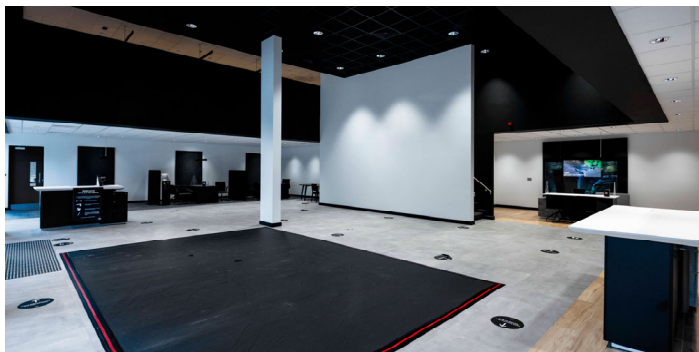
Interior of The Atrium



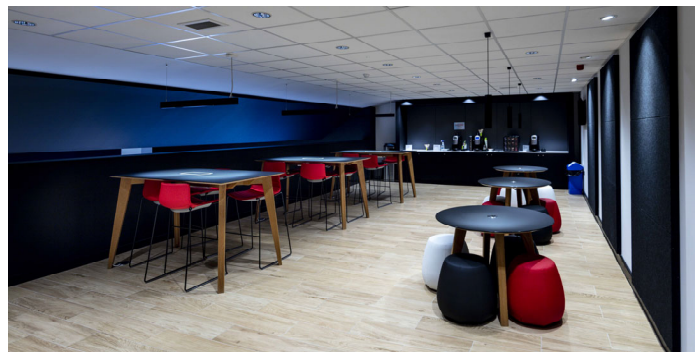
Interior of The Atrium



Interior of The Atrium



Interior of The Atrium



Interior of The Atrium/coffee bar



Gardens of Watermoor Point

Unit particulars - The Atrium, Watermoor Point, Cirencester

Location

Watermoor Point is located within walking distance of the historic centre of Cirencester in Gloucestershire – the Capital of the Cotswolds.

About the site

The site was previously the HQ of Mitsubishi Motors UK. As an owner occupied site, Mitsubishi UK invested heavily in top class facilities and resilient utilities. Watermoor Point can now offer these enterprise grade services to local businesses.

Demise

The Atrium is 4,495 sqft approximate net internal area.

Rent

Rent + Service Charge, Utilities and Business Rates

Business Rates

Further information is available on application

EPC

C - 56

Timing

Available November 2023

A note on costs

Each party is to be responsible for its own legal and professional costs incurred in any transaction. Quoted figures exclude VAT.

Viewings

Viewing by appointment

Facilities

The space comes with access to the following:

Breakout/facilities

- A sophisticated business lounge to meet clients and network with like-minded businesses
- 1 acre of riverside parkland with picnic benches
- Kitchen facilities
- An honesty bar at with a wide selection of lunch items, drinks and snacks
- Premium coffee machine at The Bridge with beans from local roasters

Technology

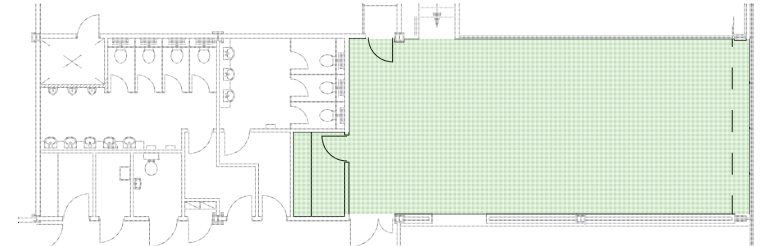
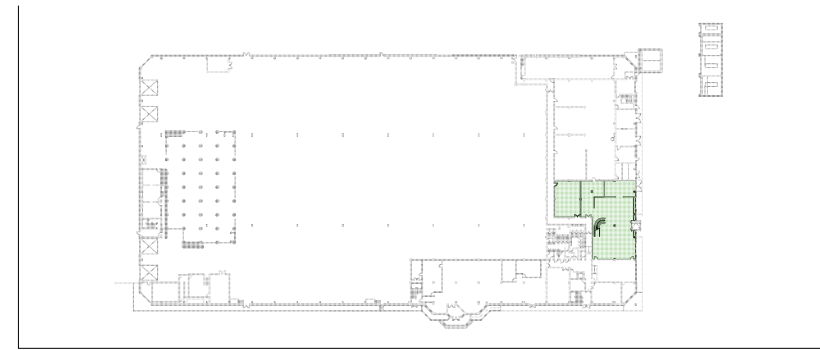
- All internet provided via a 1GB dedicated leased line, and distributed around site using OM4 fibre
- Private, fast and secure wifi provided over a secure VLAN
- Backup generator in the event of a power cut

Security and Access

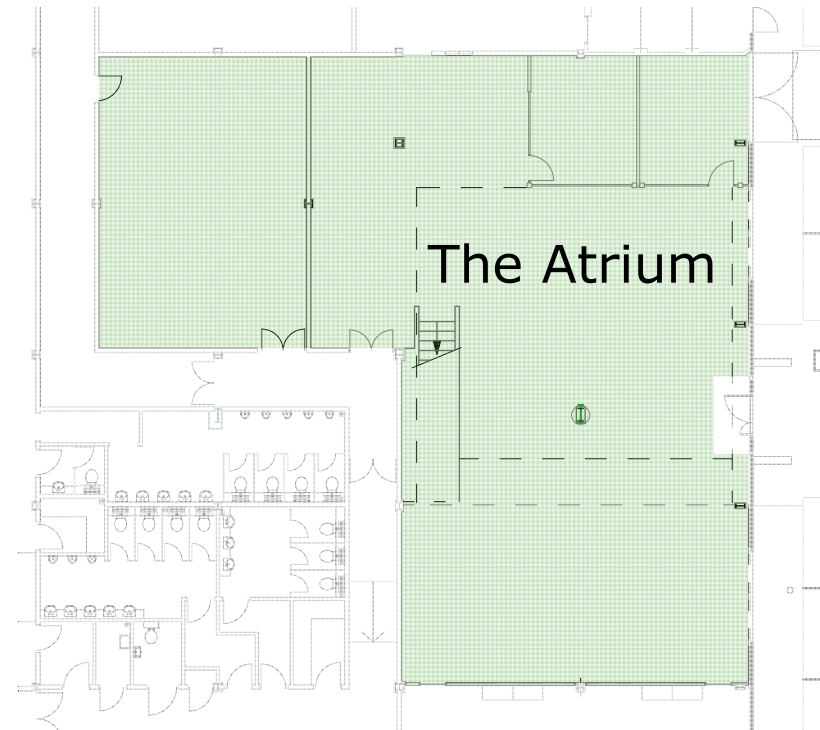
- Secure car parking and bike parking
- Automatic Number Plate Recognition (ANPR) barriers
- Paxton door security to all external and internal doors - controlled via keyfobs
- CCTV coverage
- Enterprise grade firewall and network security
- Onsite facilities management team

Sustainability

- A 50kw solar array providing sustainable energy
- Electric vehicle charging points
- Zero to Landfill waste
- Low energy LED lighting



The Atrium - Watermoor Point - First Floor



The Atrium - Watermoor Point - Ground Floor