

AVAILABLE

Offices: 130 - 9,750+sqft

Warehouse: 116 -
10,000+sqft

**OUTSTANDING OFFICE AND
WAREHOUSE SPACE**



Excellent car parking



Abundance of onsite facilities



Walking distance to Town
and local amenities

THE CAPITAL OF THE COTSWOLDS, CIRENCESTER



Cirencester is a remarkably well connected market town, and is commonly referred to as the Capital of the Cotswolds.

There is a wide range of shops and services in the historic town, and the site is well connected with quick access to the A417, M4 and M5. Plus regular London trains from Kemble station.

The town has been chosen by several international businesses as their home including St James Place Wealth Management, Corin Group, HH Global and International Motors.

The Royal Agricultural University is located on the outskirts of the town and is a leading institution for agricultural and estate management.



3. TOWN CENTRE

Retail Shops, Restaurants, Supermarkets, Pubs, Bars, Hotels, Fast Food, Banks, Gym, Post Office, Coffee

Watermoor Point is only a 15 minute walk from the centre of town



2. LOVE LANE

Supermarkets, Fast Food, Gym, Retail Shops, Coffee

1. CRICKLADE ROAD

Supermarkets, Restaurant, Hotel, Fast Food

WATERMOOR POINT PROVIDES EXCELLENT OFFICE SPACES FOR 2 - 50+ PEOPLE



The site offers amazing communal amenities including:

- Extensive, convenient parking
- Showers, toilets and changing facilities
- Accessible facilities
- Snack bar with a range of fresh food, snacks and drinks
- Secure bicycle storage
- EV charging
- Business lounge
- Bookable meeting rooms
- Automatic number plate recognition (ANPR)
- Complementary tea and coffee
- Extensive CCTV coverage
- A back up generator
- One acre of landscaped gardens
- On site facilities management team
- On site centre management team
- Zero to landfill waste services
- Storage and warehousing facilities on site
- Frequent professional events

All our offices can come with:

- Natural light and a great outlook
- All inclusive utilities
- Private, fast and secure enterprise grade WIFI
- Secure digital Paxton locks
- Your own private post box
- Building insurance



BRILLIANT CO-WORKING, MEETING AND EVENT SPACES



We can offer:

- Flexible options to suit your needs
- Open plan co-work area with a great outlook
- All inclusive utilities
- Private, fast and secure enterprise grade WIFI
- Paxton smart locks
- Bookable meeting rooms
- Multiple breakout spaces are available to members
- Bookable event space for up to 50 people
- Complementary hot drink facilities
- Snack bar with a range of fresh food, snacks and drinks
- Frequent professional events

FANTASTIC WAREHOUSE/WORKSHOP SPACE FROM 300sqft AT THE CONCOURSE



Our warehouse spaces offer:

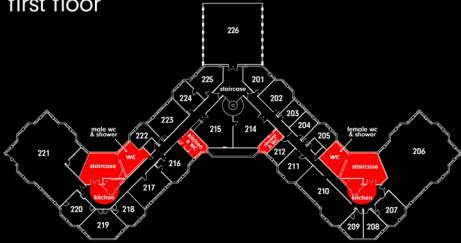
- Forklift services
- Access and use of HGV load doors
- Large goods yard
- Manual handling equipment
- Communal utilities
- Extensive parking
- Showers, toilets and changing facilities
- Accessible facilities
- Snack bar with a range of meals, snacks and drinks
- Secure bicycle storage
- EV charging
- Business lounge
- Bookable meeting rooms
- Automatic number plate recognition (ANPR)
- Complementary tea and coffee
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BUSINESSES THAT HAVE CHOSEN WATERMOOR POINT

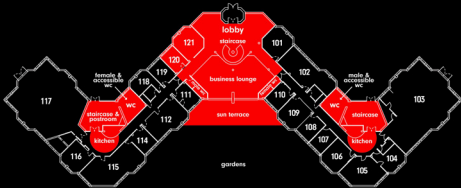
Over 60 businesses across a range of sectors including



The Bridge first floor



The Bridge ground floor



The Bridge includes offices ranging from 2 - 25+ people. Speak to us about our current availability

Site Map



The Atrium

first floor



The Atrium

ground floor

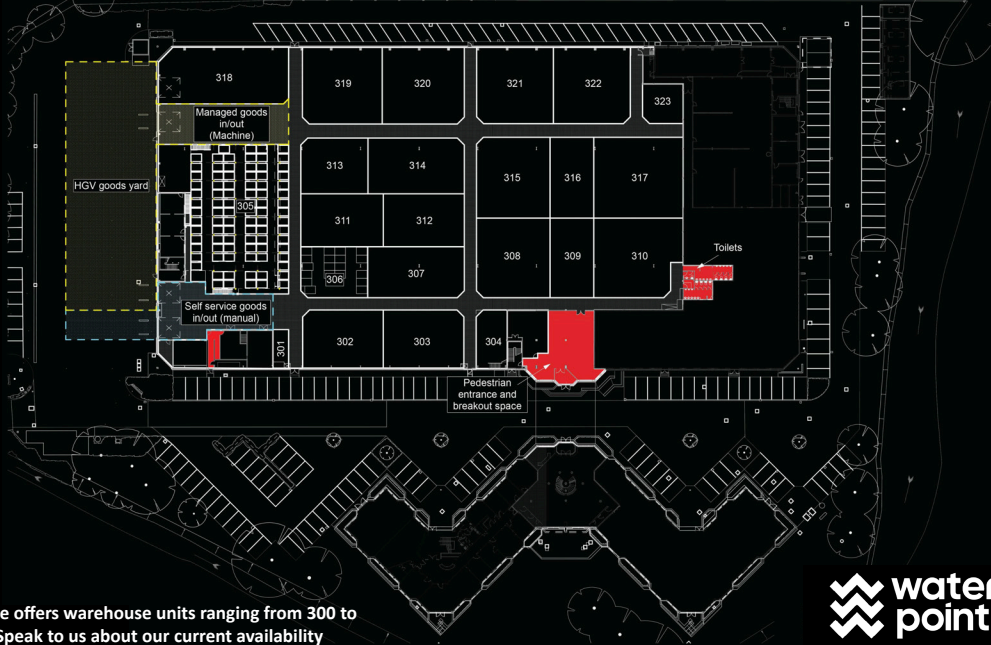


Site Map



The Atrium includes offices ranging from 8 - 50+ people. Speak to us about our current availability

The Concourse



The Concourse offers warehouse units ranging from 300 to 10,000+sqft. Speak to us about our current availability



INFORMATION



Breakout/facilities

- Sophisticated business lounges to meet clients and network with like-minded businesses
- One acre of riverside parkland with picnic benches
- Kitchen facilities
- Snack bar with a wide selection of lunch items and snacks
- Premium coffee machine with beans from local roasters
- Frequent professional events and networking

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 to keep the site running in the event of a power cut
- Smart TVs throughout site advertising your business
- An online community portal and message board for onsite businesses to network

Security and Access

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

Sustainability

- A 50kw solar array providing sustainable energy to the site
- Electric vehicle charging points
- Zero to Landfill waste services
- Low energy LED lighting
- Building and Energy Management systems to ensure we maximise energy efficiencies

Meeting rooms and flex space

- Meeting rooms available to book, some with advanced video conferencing facilities
- Co-work spaces

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.

Terms

Flexible terms are available on all spaces starting from 1 month rolling on co-work spaces and 3 month rolling on office and warehouse spaces.

Costs

Rent + Service Charge + Utilities + Business rates

EPC

C - 56

Viewings

Viewing by appointment

Contact

Email - space@watermoorpoint.co.uk
Phone - **01242 424242**

