

Unit 17, Global Business Park Wilkinson Road, Cirencester, GL7 1YZ

£14,000 Per Annum

SWINDON HOMES sales, lettings & mortgages

Swindon Homes are pleased to offer for rent this flexible office space/ workshop/ warehouse in a business unit in a well-established industrial area. Prominently located at the entrance to Global Business Park, providing exceptional signage opportunity onto the public highway.
Available 10/11/24, the space benefits from, plentiful natural light, 3 door access and parking for up to six cars (depending on size of unit space leased)

Cirencester is known as the “Capital of the Cotswolds” and is by far the largest town in the Cotswold District, having a population of around 20,000. It is a thriving historic market town, located roughly mid-way between Swindon, 15 miles to the south-east, and Cheltenham and Gloucester to the northwest. The town is a major centre for the local road network, where 8 major roads converge. The most important is the A419/A417 trunk road which provides the link between the M4 and the M5.













Location

Unit 18 is prominently situated on a modern development of 18 light industrial units known as Global Business Park, located within Cirencester's industrial heart.

The property is located approximately 1.5 miles south of the town centre, and offers excellent access links to the town's ring road and M4/ M5 motorways. Occupiers on The Estate include Timber Windows, Glass Act Glazier, Netgun Solutions Ltd, Benchwood Kitchens, APD Autoparts and Woodlane Dental Equipment.

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Description

Prominently situated at the entrance to Global Business Park, the property comprises an end-terrace building with double frontage overlooking the public highway and the Business Park, offering excellent signage opportunity. Constructed of a steel portal frame, with pitched insulated plasticised corrugated steel roofing and block elevations, the building offers good quality office/workshop space across two floors. Includes 6 dedicated car parking spaces, internal floor area approx. 4,174 sq.ft.

Currently the building is accessed by both a large glazed double pedestrian entrance door to the front of the building, plus two additional pedestrian doors, one to the front right and the other to the side of the building. A vehicular access using a roller shutter door similar to the neighbouring properties may be created by replacement of the large double glazed doors.

The ground floor consists of a large open-plan office/workshop with a high suspended ceiling, Cat 2 style lighting, carpet and air-conditioning. Good natural light is provided by the large glazed entrance doors and windows to rear elevation. A further entrance and reception/office is provided, with ladies, gents and disabled toilets.

A staircase, with disabled stair chair lift, leads to the first floor currently laid out as a large open-plan office with two further offices off, plus an excellent large fitted kitchen and ladies and gents toilets.

The first floor benefits from carpets, fluorescent strip lighting, air-conditioning/heating and good natural light from windows on 3 sides of the building.

BT & Broadband connections are available subject to the necessary transfers, the unit also benefits from a fire alarm and 3 phase electric supply.

6 car dedicated parking spaces are provided, 4 directly at the front of the building and a further 2 located in front of the terrace opposite.

The office can be adjusted and the space split up with permission from the owner.

Guideline Dimensions

Guideline dimensions:
Ground Floor

Main Office / Workshop / Warehouse : 42’6’’ x 32’2’’
Reception / Office : 21’5’’ average x 16’
Ladies, Gent & Disabled WC’s
Meter Cupboard

First Floor
Main Office: 49’max x 27’10’’average
Office: 15’x 10’6’’
Office / Store: 14’4’’ x 6’7’’
Kitchen: 14’5’’ x 6’11’’
Ladies & Gents WC’s:

Externally: 6 dedicated parking spaces



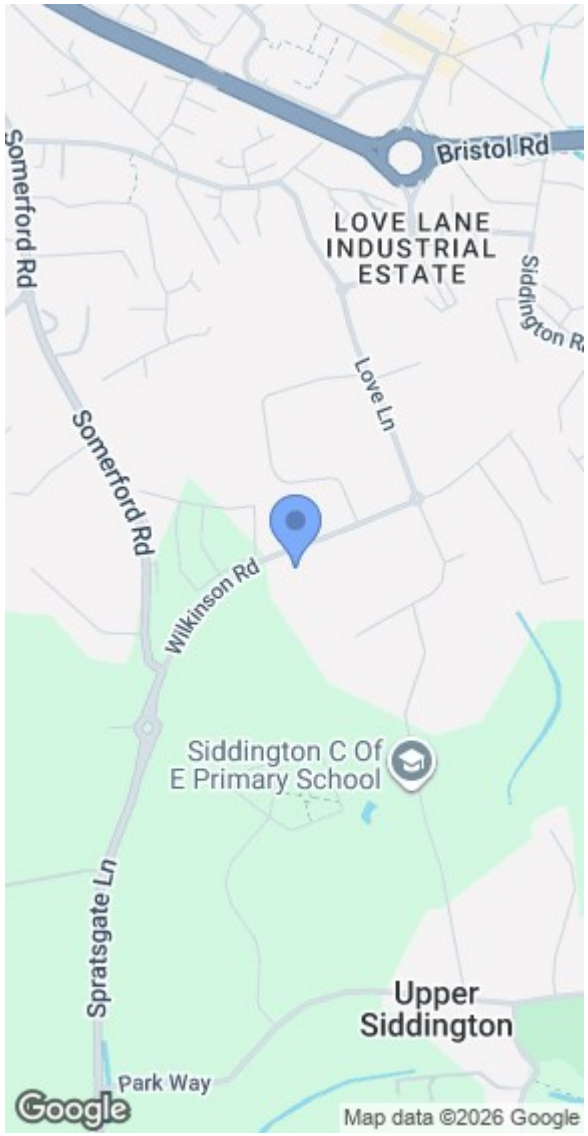


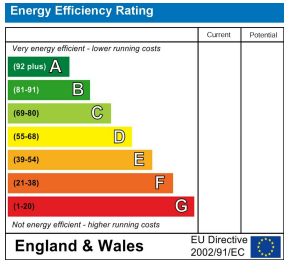


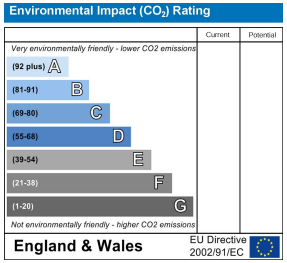












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