Whitmarsh Lockhart

TO LET



Unit 4 Chesterton Link, Love Lane Industrial Estate,

Cirencester, GL7 1YE

A MODERN MID TERRACE WORKSHOP/WAREHOUSE UNIT

2,489 sq ft
(231.24 sq m)

- REFURBISHED UNIT
- 5M INTERNAL EAVES HEIGHT
- HIGH LEVEL LIGHTING SYSTEM
- ELECTRIC ROLLER SHUTTER DOOR
- 3 PHASE POWER
- EXTERNAL PARKING AREA

RICS Regulated by RICS

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Cirencester, GL7 1YE



Summary

Available Size	2,489 sq ft / 231.24 sq m
Rent	£27,500 per annum
Rateable Value	£24,750
Rates Payable	£10,692 per annum
EPC	C (69)

Location

Cirencester is a popular and thriving market town well located in South Gloucestershire. The A419 dual carriageway links Swindon and the M4, which are 15 miles to the south and Cheltenham/Gloucester 20 miles to the north.

Chesterton Link is well located on the Love Lane Industrial Estate, approximately 1 mile south of Cirencester town centre and can be easily reached from the southern bypass (Bristol Road) via Midland Road and Love Lane.

Chesterton Link and the surrounding area are popular with trade operators. Other occupiers in the wider vicinity include Travis Perkins, Lidl, Wickes and Screwfix.

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Description

Unit 4 comprises a modern mid terrace clear span portal frame workshop/warehouse unit with brick and glazed clad elevation.

Vehicle access to the unit is gained via an electric roller shutter door in the front elevation 4.2m (h) x 3m (w).

Internally, the facility has a minimum clear eaves height of 5m and a three phase electricity supply.

At the front of the unit there is a separate personnel access with an office/reception area incorporating WC.

Externally there are four allocated parking spaces.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Warehouse and WCs	2,489	231.24
Total	**2,489**	**231.24**

Terms

A new full repairing and insuring lease is available. The rent quoted is exclusive of service charge, building insurance and VAT, which will be paid in addition to the rent, by the tenant.

Viewings

Strictly by prior appointment through the agents.



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