

TO LET - INDUSTRIAL / TRADE COUNTER

Unit 4 The Hidings

Love Lane Industrial Estate, Cirencester, GL7 1YG



Key Highlights

- 2,947 sq ft
- Loading door access
- Air source heat pump
- EV Charging
- 5.6m eaves
- Secure, gated yard
- First floor offices
- EPC B rating

01793 423344

loveday.uk.com

Dammas House, Dammas Lane, Old Town, Swindon, SN1 3EF

loveday

Description

The property is an end terrace unit of steel frame construction benefiting from first floor offices, air source heat pump, EV charging point and loading door access. The eaves height is approximately 5.6m and there is a generous, shared yard area with gated access.

Location

Unit 4 The Hidings is situated on the established Love Lane Industrial Estate, approximately 1.5 miles south of Cirencester town centre. The A419/A417 dual carriageway is approximately 2.5 miles to the east of the property providing excellent access to Junction 15 of the M4 to the south and Junction 11A of the M5 at Gloucester.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Warehouse, office and WC's	2,271	210.98
1st - Office	676	62.80
Total	2,947	273.78

Terms

The unit is available by way of new full repairing and insuring lease for a term to be agreed. The rent is £25,000 per annum exclusive of VAT, business rates, service charge, and all other costs of occupation. Each party is to be responsible for their own legal costs.

Utilities

Subject to pre contract verification all mains utilities are available to the property.

Anti Money Laundering Regulations

A prospective tenant will be required to provide information to satisfy these regulations once terms have been agreed.

Business Rates

Rates payable: £7,734.50 per annum

(based upon Rateable Value: £15,500)



Contact

Alastair Andrews

01793 438938

07989 512 606

alastair@loveday.uk.com

IMPORTANT NOTICE

Loveday for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract; (ii) no person in the employment of Loveday has any authority to make or give any representation or warranty whatever in relation to this property. Generated on 30/09/2026

