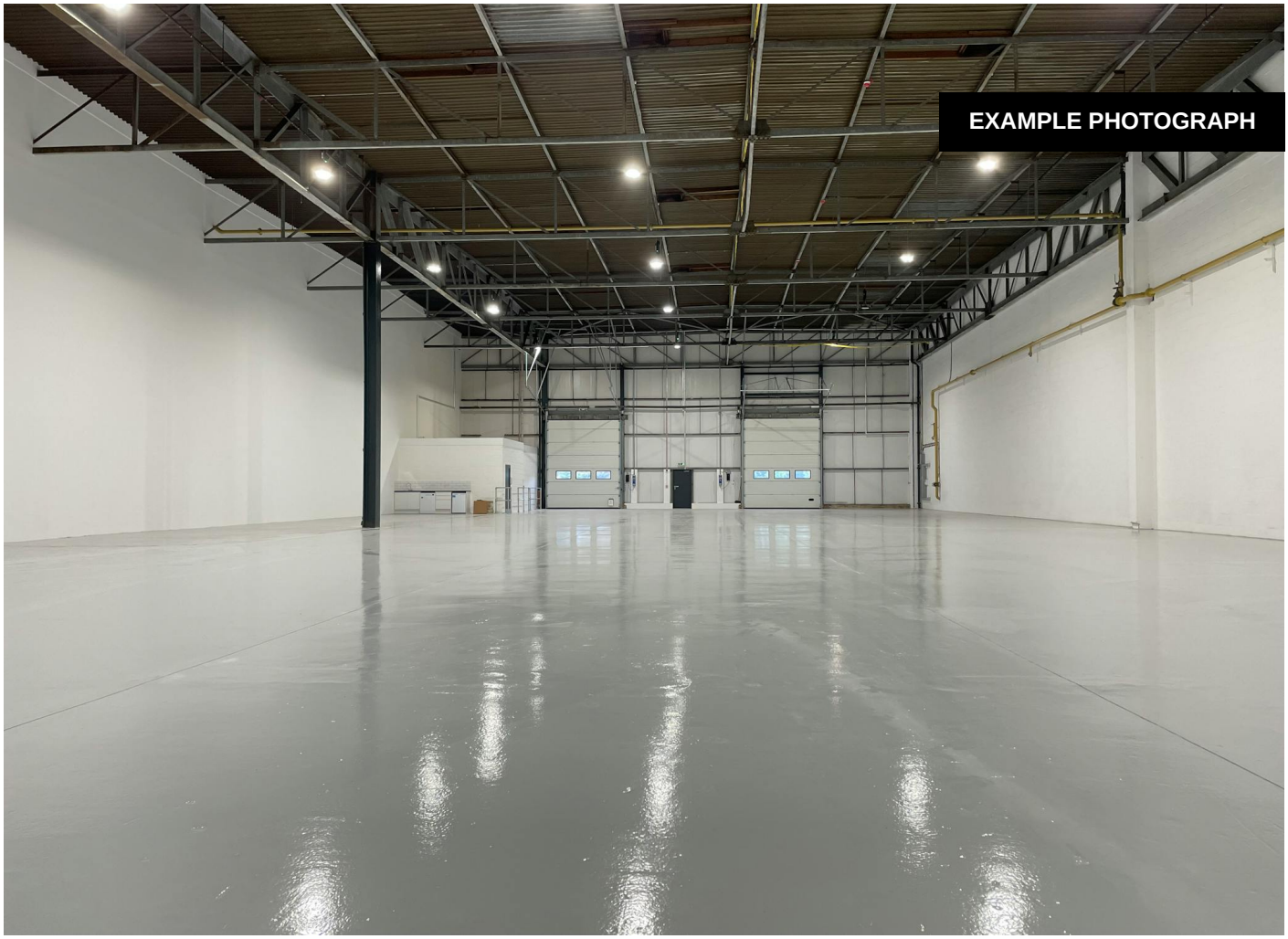
TO LET - INDUSTRIAL

Unit N Bankside Trade Park

Love Lane Industrial Estate, Cirencester, GL7 1YG



Key Highlights

- 16,657 sq ft
- Cirencester's Principal Industrial location
- LED Lighting
- III Phase electricity and gas
- To be refurbished
- 9m eaves (7.3m to steel frame)
- Office / Kitchen / WC's
- 2 Electrically powered loading doors

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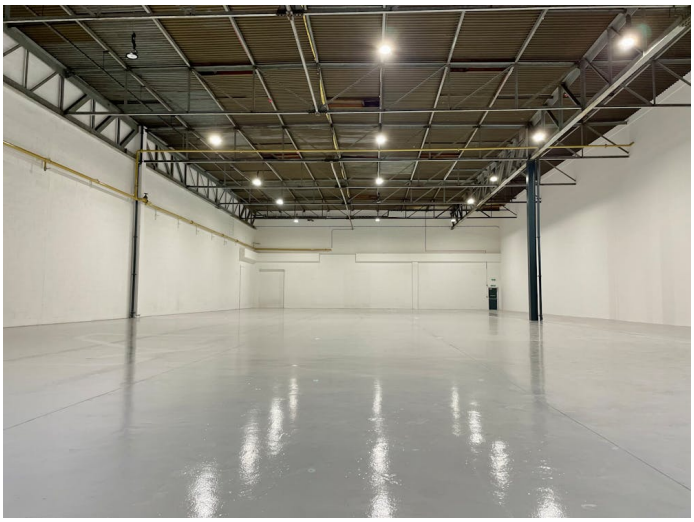

Location

Bankside Trade Park is situated on the popular and well 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.

Description

Unit N Bankside Trade Park is a mid terrace industrial/warehouse unit that will shortly undergo comprehensive refurbishment. On completion it will benefit from LED lighting throughout, office/reception area, kitchen including dishwasher and fridge, WC's, two new electrically powered loading doors and a maximum eaves height of approximately 9m (7.3 m to the underside of the steel roof trusses).

Externally there are car parking and loading areas to the front of the unit.

Accommodation

The property provides the following gross internal floor area in accordance with the RICS Code of Measuring Practice

Name	sq ft	sq m
Ground - Industrial/Warehouse	16,657	1,547.49

Photographs

Please note that all photographs are indicative only having been taken of the neighboring unit which has been refurbished to a similar specification. Updated photography will be provided on completion of the works.

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Terms

The unit is available by way of new full repairing and insuring lease for a term to be agreed. The rent is £130,000 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.

Business Rates

The property is subject to re-assessment. Further information is available from the agents,

EPC

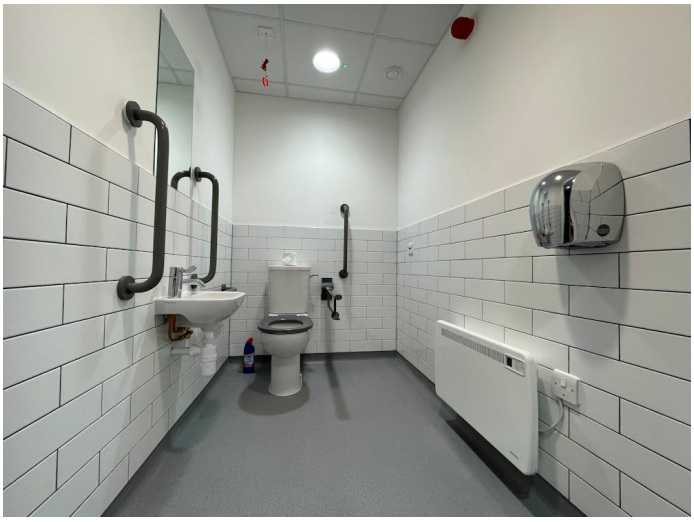
An energy performance certificate will be commissioned on completion of the refurbishment. A rating within at least band B is anticipated.

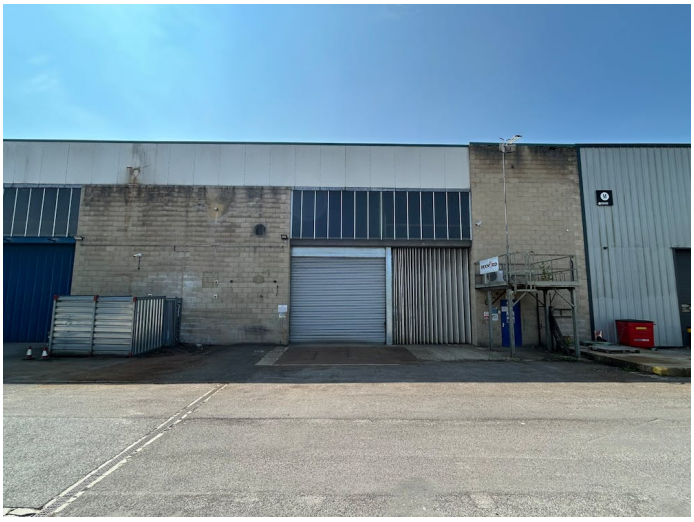
Utilities

Subject to pre contract verification all mains utilities, including gas and 3 phase electricity are available to the property.

Anti Money Laundering Regulation

The prospective tenant will be required to provide information to satisfy these Anti-Money Laundering Regulations once terms have been agreed.





Contact

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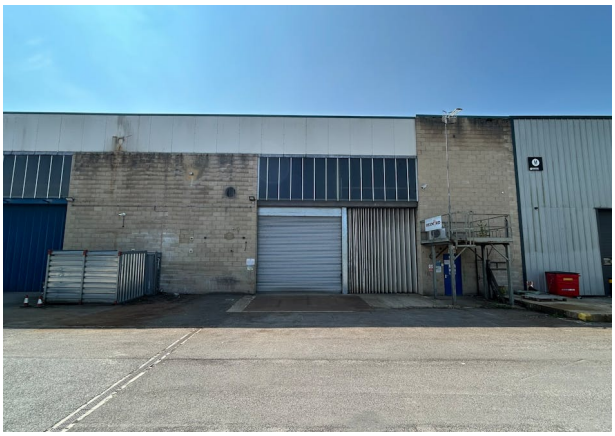
IMPORTANT NOTICE

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