

**UNIT 5, CHESTERTON LINK, CIRENCESTER,
GL7 1YE**



HIGH QUALITY WORKSHOP/WAREHOUSE UNIT

286 - 385 M² (3,076 – 4,150 FT²)

FITTED OFFICES AND KITCHENETTE

POPULAR AND ESTABLISHED TRADING ESTATE

www.whitmarshlockhart.com 01793 541000

Chartered Surveyors, Commercial Property Valuers and Agents, Building Surveyors, Business Rating Consultants and Property Managers to both Industry and Commerce.

Location

Cirencester is a popular and thriving market town well located in South Gloucester. 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 vicinity include Travis Perkins, Lidl, Wickes and Screwfix.

Description

Unit 5 comprises a modern end of terrace clear span portal frame workshop/warehouse unit with brick and glazed clad elevation.

The key features of the unit are as follows:

- 5.15m internal eaves height
- High level lighting system
- Roller shutter door
- WC, kitchenette and office accommodation
- 3 phase power
- External parking area
- First floor storage mezzanine area

Accommodation

All measurements are approximate and given on a gross internal basis, in accordance with the RICS Code of Measuring Practice.

Ground Floor

Workshop warehouse area 286 m² (3,076 ft²)

Inc. WC, offices and kitchenette facility

First Floor

Storage mezzanine area 99.8 m² (1,074 ft²)

TOTAL 385.8 m² (4,150 ft²)

Outside allocated parking and service yard area.

Lease

The property is available by way of a new full repairing lease agreement.

Rent

The quoting rent is £23,500 per annum, exclusive of business rates, service charge, building insurance and VAT (if applicable) payable quarterly in advance.

Business Rates

The current Rating List (2010) shows the unit as having a Rateable Value of £16,750 and it is currently assessed as "Warehouse & Premises".

Please note the Ratable Value is not the same as rates payable. This is calculated by reference to the Uniform Business Rate multiplier (UBR) which changes at the start of each tax year.

Energy Performance Certificate

An Energy Performance Certificate is pending for this property.

Legal Costs

Each party is to bear its own legal costs incurred in the transaction.

Viewing

Viewing and further information is strictly by prior appointment through the sole agents:

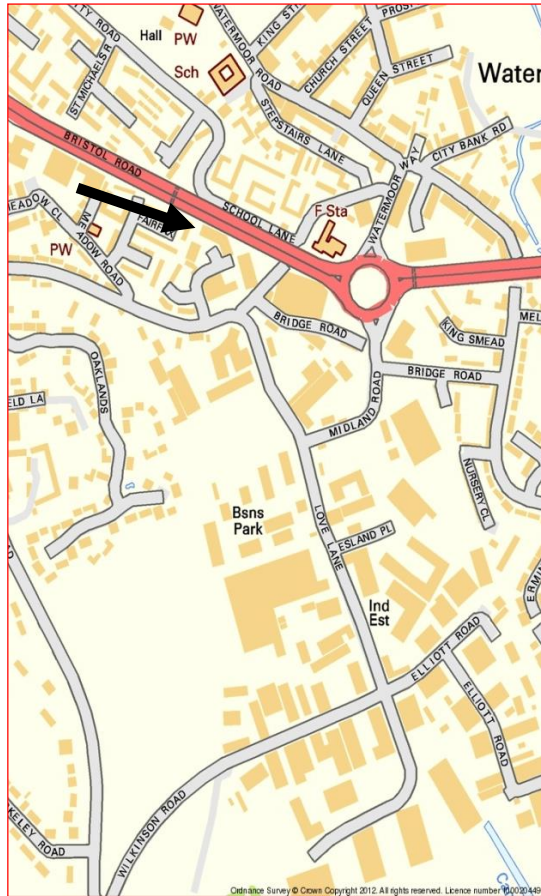
Chris Brooks

Whitmarsh Lockhart, 5 Stanton Court, Stirling Road, South Marston Park, Swindon, SN3 4YH

Tel: 01793 541000

E-mail: chris@whitmarshlockhart.com

October 2015



Not to scale, for identification purposes only

