

DRAFT

TO LET

**THE SUNHILL FACILITY,
NEAR CIRENCESTER, GLOUCESTERSHIRE GL7 5SZ**



1 – 10 ACRES

**YARD SPACE AVAILABLE
MULTIPLE SIZES
CONCRETE YARDS
GATED SITE**

CONTACT RALPH WELLS 07957 739 858

www.wbmproperty.co.uk

SWINDON 01793 232658 GLOUCESTER 01452 348915



LOCATION

The former facility is located in the rural hamlet of Sunhill, Gloucestershire, lying some 6.8 miles from the market town of Cirencester. Whilst the area is predominantly agricultural, arable land, it does have access to the A417/A419 trunk road (6 miles) which provide access to Cirencester and the M4 and M5 motorways.

DESCRIPTION

The site is roughly rectangular extending to approximately 10 acres. The property comprises a former mushroom composting facility and is accessed from an entrance off an unclassified road. The majority of the site is surfaced concrete although there remains several basic office and storage buildings.

Access to the land is located in the northwest corner of the land off Welsh Way, with a roadway running behind the northern treeline to access the furthest section of the site.

ACCOMMODATION

Yard space available:

1-10 acres

TERMS

New leases available.

SERVICES

We understand that mains electricity and water were connected to the site, but these will need to be recommissioned. We also believe the site benefits from a private drainage system which again will require recommissioning.

LEGAL COSTS

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

VIEWING

Viewing and further information is strictly by prior appointment.

FOR FURTHER INFORMATION

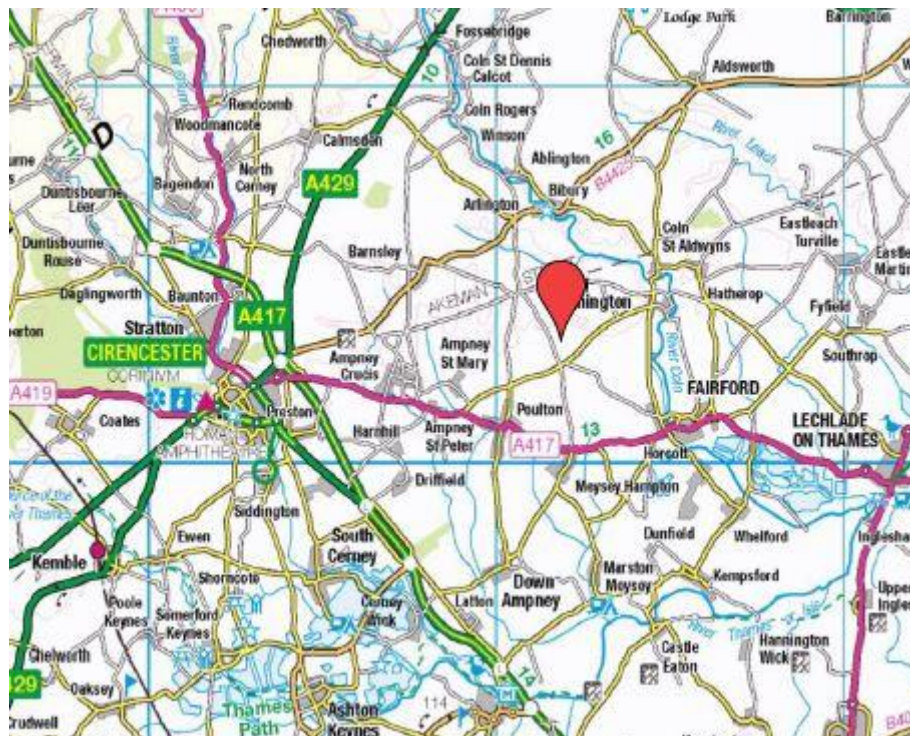
Please contact:

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11 Dorcan Business Village, Swindon SN3 5HY

IMPORTANT NOTICE: These particulars do not constitute any offer or contract and although they are believed to be correct, their accuracy cannot be guaranteed and they are expressly excluded from any contract. All measurements on these details are approximate and cannot be relied upon as statements or representations of fact.

Registered Office: WBM Property Limited, Building 2A, D Site, Kemble Airfield, Kemble, Cirencester, Gloucestershire GL7 6NA



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