

TO LET

TURTLE HOUSE, KEMBLE AIRFIELD, KEMBLE,
CIRENCESTER, GLOUCESTERSHIRE GL7 6BA



2,578 sq ft (239.5 sq m)
BUSINESS UNIT
RURAL LOCATION

CONTACT RALPH WELLS 07957 739858

www.wbmproperty.co.uk

SWINDON 01793 232658 GLOUCESTER 01452 348915



LOCATION

Kemble Airfield is a well established, mixed use business park and active commercial airfield. Junction 15 and 16 of the M4 are approximately 15 miles to the south and Junction 11A of the M5 via the A417/A419 being approximately 22 miles to the north. Kemble Railway Station which provides direct access to London Paddington, Bristol and Cheltenham is located approximately 2 miles away.

DESCRIPTION

The property is situated on Site D of the airfield and comprises a substantial detached former Nissin hut.

Formerly a commercial storage building, the property has been reconfigured to provide office premises.

ACCOMMODATION

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

Unit 1

Ground Floor		
Workshop	174.7 m ²	1,880.5 ft ²
First Floor mezz office	64.8 m ²	697.5 ft ²
Total	239.5 m²	2,578 ft²

TENURE

The premises are available by way of a new lease agreement.

QUOTING RENT

The quoting rent is £25,000 per annum, plus VAT if applicable.

BUSINESS RATES

Please contact the agents for further information.

EPC

An Energy Performance Certificate is available upon request.

The premises has an energy performance rating of B:48.

LEGAL COSTS

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

VIEWING

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

Please contact:
Ralph Wells 07957 739 858
E: ralph@wbmproperty.co.uk

11 Dorcan Business Village, Swindon, Wiltshire 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 Commercial Property Limited, Building 2A, D Site, Kemble Airfield, Kemble, Cirencester, Gloucestershire GL7 6NA



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