

**WILKINSON ROAD, LOVE LANE INDUSTRIAL  
ESTATE, CIRENCESTER GL7 1YT**



**EMPLOYMENT DEVELOPMENT LAND**

**0.2 – 3 HECTARES (0.5 – 7.7 ACRES)**

**PROMINENT ROAD FRONTAGE**

**DESIGN AND BUILD OPTIONS AVAILABLE**

**FREEHOLD OR LEASEHOLD OPPORTUNITIES**

### Location

Cirencester is an attractive and thriving market town forming the principle conurbation in South East Gloucestershire.

The town benefits from excellent road communications via the A419 to the south, Swindon and Junction 15 of the M4 motorway are 19 miles.

To the north via the A417, Gloucester and Junction 11A of the M5 are 16 miles.

Love Lane Industrial Estate forms the principle employment area within Cirencester and the development land forms part of the new expansion area to the south west of the existing industrial estate.

The development land directly faces Wilkinson Road, one of the principle estate roads.

### Description

A resolution to grant outline planning permission has been obtained for the development of up to 3 hectares (7.7 acres) for employment use. The site provides a largely level plot with direct access onto Wilkinson Road.

Plots of land are available to purchase or on a leasehold basis from 0.2 hectares (0.5 acres) upwards.

### Site Information

Further site information is available from the agents.

### Tenure

Offers are sought on both a freehold and leasehold basis.

Guide price £500,000 per acre, plus VAT. Conditional offers will be considered.

Leasehold enquiries, please contact the agents for further information.

### Legal Costs

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

### Viewings and Further Information

Strictly by prior appointment through the sole agents:

### Paul Whitmarsh MRICS

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

Tel: 01793 541000

E-mail: paul@whitmarshlockhart.com

June 2018

**Cirencester**



