



commercial property consultants

**TO LET**

**UNIT A10B, LAKESIDE BUSINESS PARK, BROADWAY LANE,  
SOUTH CERNEY, GL7 5XL**



95.23 M<sup>2</sup> (1,025 FT<sup>2</sup>)  
MODERN OPEN PLAN FIRST FLOOR OFFICE  
EXCELLENT ROAD LINKS  
ADJACENT TO COTSWOLD WATER PARK

**CONTACT RALPH WELLS 07957 739 858**

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## LOCATION

Lakeside Business Park is well situated on the outskirts of South Cerney and within the Cotswold Water Park. The property is within 1 mile of the A419 which provides excellent access to Junction 11A of the M5 to the north and Junction 15 of the M4 to the south. The estate is well located with Cirencester, Cheltenham and Gloucester all within a 15 mile radius.

## DESCRIPTION

The office accommodation is situated on the first floor and provides an open plan layout with kitchen facilities and separate meeting room. It also benefits from a suspended ceiling and recessed fluorescent strip lighting, double glazed windows, central heating, carpeting throughout and an intruder alarm.

The premises includes a disabled WC and 4 allocated parking spaces.

## ACCOMODATION

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

**Total 95.23 m<sup>2</sup> 1,025 ft<sup>2</sup>**

## TENURE

The property is available by way of a new lease agreement for a term to be agreed.

## RENT

The quoting rent is £14,350 per annum, exclusive of business rates, service charge, building insurance and VAT (if applicable) payable quarterly in advance.

## BUSINESS RATES

Please contact the agents for further information.

## EPC

The property has an energy performance rating of C:56.

## LEGAL COSTS

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

## FOR FURTHER INFORMATION

Please contact:

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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.

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