



commercial property consultants

## TO LET

SUITE 2B, 1 WILKINSON ROAD, LOVE LANE  
INDUSTRIAL ESTATE, CIRENCESTER, GL7 1YG



1,300 sq ft (approx.)  
DETACHED REFURBISHED OFFICE BUILDING  
AMPLE PARKING

**CONTACT RALPH WELLS 07957 739858**

[www.wbmproperty.co.uk](http://www.wbmproperty.co.uk)

SWINDON 01793 232658 GLOUCESTER 01452 348915



## LOCATION

Cirencester is an attractive and thriving market town, well located between Swindon & Gloucester. The main road links serving Cirencester are the A419/417 dual carriageway, which provide fast road links to both M4 and M5.

## DESCRIPTION

Detached 3 storey office building, recently refurbished. The building comprises a modern structure with an outer cladding on the ground floor of brick and aluminium windows, with powder coated steel cladding to the upper parts. The office benefits from the following; passenger lift, male/female WC's on each floor, kitchenette on each floor, suspended ceiling, double glazed windows, central heating system, air conditioning, reception area, intruder alarm.

## ACCOMMODATION

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

### Office

Second Floor	1,300 ft <sup>2</sup> (approx.)
<b>Total</b>	<b>1,300 ft<sup>2</sup> (approx.)</b>

## TENURE

The premises are available by way of a new lease direct with the landlord.

## RENT

£20,000 per annum exclusive of business rates, service charge, buildings insurance and VAT (if applicable), payable quarterly in advance.

## BUSINESS RATES

Please contact the agent for further information.

## EPC

An Energy Performance Certificate is available upon request.

## 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 sole agent.

Please contact:

Ralph Wells 07957 739 858

E: [ralph@wbmproperty.co.uk](mailto: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 Address Building 2A , D Site, Kemble Airfield, Kemble, Cirencester, Gloucestershire GL7 6NA