



Unit 1, Stirling Works, Love Lane, Cirencester,
Glos, GL7 1YG - TO LET RENT FROM £23,000

marriotts
property llp

Unit 1, Stirling Works

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TO LET - Rent From £23,000 p.a.x.

LOCATION

Located approximately 1.5 miles south of Cirencester's town centre, Unit 1 is situated within a terrace of mixed use light industrial units known as Stirling Works. Prominently located in the heart of Love Lane, with excellent frontage & signage onto the public highway, The Estate enjoys excellent access links to the town's ring road and M4/M5 motorways.

DESCRIPTION

End-terraced the premises offer modern showroom / workshop space across the ground floor, with part glazed frontage and an additional goods in access to the rear via double doors. Comprising a main showroom / workshop space, with additional office / showroom to the front, the premises also enjoys additional 1st floor storage space. Having undergone a full programme of redecoration the unit benefits from LED lighting, ladies & gents toilets, 3 phase

electrics, gas fired central heating, plus 4 dedicated parking spaces to the front & 2 at the rear.

ACCOMMODATION

The following dimensions are approximate only:
Main Showroom / Workshop: 42'5" x 11'6" & 31'4" x 29'4"
Front Showroom / Office: 39'1" x 17'4"
Ladies & Gents WC:
Hand Wash:
First Floor Stores: 39'max x 30'max (inc under 1.5m height)
Total G.I.F.A. approx. 2,182 sq.ft. (202.7 sq.m.)
Plus 1st Floor Stores 1,056 sq.ft. (inc 467 sq.ft. under 1.5m).

TENURE

A new lease is available to be excluded from The LTA 1954, under full repairing terms. Rent Year 1 -

£23,000, Year 2 & Year 3 - £25,300 p/a. A minimum 2 month deposit is required.

BUILDINGS INSURANCE

Approx. £300 p/a but subject to annual review.

SERVICES

Mains gas, electricity, water & drainage are connected to the property.

BUSINESS RATES

Rateable Value: £29,500.

VAT - Is payable.

ENERGY PERFORMANCE CERTIFICATE

The property has an energy rating of B.



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