



Unit A2B, Lakeside Business Park, South Cerney,  
Glos, GL7 5XL - TO LET £10,000 p.a.x.

marriotts  
property llp

# Unit A2B, Lakeside Business Park

## South Cerney, Glos, GL7 5XL

TO LET £10,000 p.a.x. with 4 parking spaces (INCENTIVES AVAILABLE)

### LOCATION

The premises are prominently situated at the entrance to Lakeside Business Park adjacent to Broadway Lane, approximately ½ mile south of the centre of South Cerney, 3 ½ miles south-east of Cirencester and 8 miles north-west of Swindon. From Swindon, proceed north along the A419 for approximately 7 miles, take the exit signposted South Cerney B4696 and turn left onto the Spine Road. Follow the road for approximately 1 mile and turn right onto Broadway Lane, signposted South Cerney Industrial Estate. Lakeside Business Park will be found on your left just before you enter the village

### DESCRIPTION

Modern first floor open-plan offices, benefiting from air-conditioning, suspended ceilings, Cat 2 lighting, intruder alarm, double glazed windows throughout, gas fired central heating and shared WC facilities.

To the exterior of the building is dedicated parking for 4 cars.

### ACCOMMODATION

Shared Entrance Foyer & Stairs  
Office 1: 30'6" x 23'1" average  
Office 2: 14'9"max x 8'6"  
Office 3: 8'7" x 8'8"  
Office 4: 11'8"max x 7'10"

Total N.I.F.A. approx. 1,076 sq.ft. (99.9sq.m.)

### TENURE

A new Business Lease is available under full repairing terms. A 3 month deposit is required.

### UTILITIES & INSURANCE

Recharged by Landlord based on 50% of building as a whole. Buildings Insurance approx. £400 p/a.

VAT -VAT is payable.

### SERVICE CHARGE

Approx. £780.00 per annum payable quarterly in advance to cover the cost of maintenance and lighting of communal areas and car park.

### BUSINESS RATES

Rateable Value £11,500.  
(Rates relief / exemption may be available)

### LOCAL AUTHORITY

Cotswold District Council  
Tel: 01285 623000

### EPC

The premises have a C rating.

IMPORTANT NOTICE: Marriotts for themselves, their joint agents (if applicable) and for the vendors, assignors or lessors of this property whose agents they are, give notice that (i) these particulars are prepared in good faith and are set out as a general outline only for the guidance of intended purchasers, assignees or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to services or to condition and necessary permissions for use and occupation, and other details are given without responsibility, and any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) the agents have no authority to give any representation or warranty whatsoever in relation to this property; (iv) unless stated otherwise, all figures quoted are exclusive of VAT. Interested parties should take independent advice as to the VAT position of this property.

**marriotts**  
property llp

Cirencester  
45 Dyer Street  
Cirencester Glos  
GL7 2PP

T: 01285 647333  
E: [property@marriotts.co.uk](mailto:property@marriotts.co.uk)

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

