



Unit 2, Stirling Works, Love Lane, Cirencester,
Glos, GL7 1YG - TO LET RENT FROM £23,000

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property llp

Unit 2, 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 2 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

Mid-terraced the premises offer modern showroom / workshop space across a ground floor, with part glazed frontage and an additional goods in access to the rear via a single door. Comprising a main showroom / workshop space, with additional office to the rear, the premises has recently undergone a full programme of redecoration. The unit benefits from LED lighting, its own ladies & gents toilets, 3 phase electrics, gas fired central heating, plus 3 dedicated

parking spaces to the front & 2 at the rear.

ACCOMMODATION

The following dimensions are approximate only:
Main Showroom / Workshop: 59'6" x 29'3" & 14'7" x 12'5"
Ladies & Gents WC's:
Office / Store: 8' x 5'10"

Total G.I.F.A. approx. 2,182 sq.ft. (202.7 sq.m.)

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. £400 p/a but subject to annual review.

SERVICES

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

BUSINESS RATES

Rateable Value: £22,250.

VAT - Is not payable.

ENERGY PERFORMANCE CERTIFICATE

The property has an energy rating of C.

LOCAL AUTHORITY

Cotswold District Council
Tel: 01285 623000

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