



Unit 10, Global Business Park, Cirencester, Glos, GL7 1YZ - FREEHOLD  
FOR SALE / TO LET  
GUIDE PRICE £215,000 / TO LET £13,000 p.a.x. INCENTIVES AVAILABLE

marriotts  
property llp

# Unit 10, Global Business Park

## Wilkinson Road, Cirencester, Glos, GL7 1YZ

GUIDE PRICE £215,000 / TO LET £13,000 p.a.x. INCENTIVES AVAILABLE

### LOCATION

Located approximately 1.5 miles south of Cirencester town centre, Unit 10 is situated on a development of light industrial units known as Global Business Park. Located in a well-established industrial area, the Estate enjoys excellent access links to the town's ring road and M4/M5 motorways. Unit 10 will be found to the left-hand rear of the Estate.

### DESCRIPTION

Constructed of a steel portal frame, with pitched insulated plasticised corrugated steel roofing & block elevations the unit is end terrace. A roller shutter door provides vehicle access with an additional pedestrian door provided for. The unit offers good workshop space on the ground floor with excellent offices on the 1st floor & benefits from translucent roof panels, 3 phase electrics, electric roller door, WC & kitchenette. 2 parking spaces are provided directly to

the front of the building.

### ACCOMMODATION

Ground Floor

Workshop: 27'10" max x 16'3"

WC:

First Floor

Office 1: 16'2" x 16" & 12'5" x 14'9"

(with kitchenette)

Office 2: 11'5" x 9'6"

Storeroom with limited height: 16' x 8'

Total G.I.F.A. approx. 1,394 sq.ft. (129.5 sq.m.)

### TENURE

A new lease is available for a minimum term of 3 years, outside The Landlord & Tenant Act 1954, under internal repairing terms. The Tenant will be responsible for the roller shutter door. A 3 month deposit is required.

### GUIDE PRICE

Freehold for sale - £215,000.00

### BUILDINGS INSURANCE & SERVICE CHARGE

Insurance approx. £450.00 p/a subject to annual review. S/C £400.00 p/a to cover the cost of the maintenance & lighting of the communal areas.

BUSINESS RATES - Rateable Value: £12,000.00

VAT - VAT is payable.

### ENERGY PERFORMANCE CERTIFICATE

The property has an energy rating of C.

LOCAL AUTHORITY - Cotswold District Council

Tel: 01285 623000



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)