



Unit 1, Stirling Works, Love Lane, Cirencester
Glos GL7 1YG - TO LET £20,000 p.a.x.

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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 flexible showroom / workshop space across the ground floor, with part glazed frontage and an additional goods access to the rear via double doors. Comprising a main showroom/workshop space, with additional showroom to the front, the premises also enjoys 1st floor storage space. The unit benefits from LED lighting, ladies & gents WC's, 3 phase electrics & gas fired heating

To the front of the building are 4 dedicated parking spaces, with 2 further spaces at the rear.

ACCOMMODATION

The following dimensions are approximate only:

Ground Floor

Main Showroom/ Workshop: 42'10" x 11'7" and 31'6" x 29'3"

Front Showroom: 39'1" x 17'5" max

Ladies & Gents WC's

Hand Wash

Total G.I.F.A. approx. 2,188 sq.ft. (203.27 sq.m.)

Plus 1st Floor Stores 1,056 sq.ft. (inc 467 sq.ft. under 1.5m)

VAT

VAT is payable.

TENURE

A new lease is available to be excluded from the LTA 1954, under full repairing terms. A minimum 3 month deposit is required.

BUILDINGS INSURANCE

Approx. £570 p/a, subject to annual review.

BUSINESS RATES

Rateable Value: £29,500.

ENERGY PERFORMANCE CERTIFICATE

The property has an energy rating of C.

LOCAL AUTHORITY

Cotswold District Council. Tel 01285 623000

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