



Unit 2, 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 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 and 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 (a roller shutter door could be installed to the rear subject to negotiation). Comprising a main showroom space, with additional office to the rear, the units benefits from LED lighting, independent ladies & gents WC's, 3 phase

electrics, gas fired central heating.

3 dedicated parking spaces are provided to the front of the building and 2 further spaces at the rear.

ACCOMMODATION

The following dimensions are approximate only:

Main Showroom / Workshop: 59'6" x 29'3"

Office / Store: 8' x 5'10"

Kitchenette

Ladies & Gents WC's

Total G.I.F.A. approx. 2,179 sq.ft. (202.47sq.m.)

VAT

VAT is payable.

DEPOSIT

A minimum 3 month deposit is required.

TENURE

A new lease is available for a minimum term of 3 years, excluded from the LTA 1954, under full repairing terms.

BUILDINGS INSURANCE

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

BUSINESS RATES

Rateable Value: £22,250.

ENERGY PERFORMANCE CERTIFICATE

The property has an energy rating of C.

LOCAL AUTHORITY - Cotswold District Council

Tel: 01285 623000

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marriotts
property llp

Cirencester
45 Dyer Street
Cirencester Glos
GL7 2PP

T: 01285 647333
E: property@marriotts.co.uk

www.marriotts.co.uk

