

TO LET

**UNIT 2, EAGLE HOUSE, LAKESIDE BUSINESS PARK, SOUTH
CERNEY, GLOUCESTERSHIRE, GL7 5XL**



812 M² (8740 FT²)
MODERN INDUSTRIAL WAREHOUSE PREMISES
POPULAR INDUSTRIAL ESTATE
FIRST FLOOR OFFICE MAY BE AVAILABLE

CONTACT RALPH WELLS 07957 739 858

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LOCATION

South Cerney is situated approximately 1 mile west of A419 dual carriageway to the South of Cirencester. The A419 provides excellent access south to Swindon and the M4, and north to Gloucester, Cheltenham and the M5.

Lakeside Business Park is part of an established and expanding employment area, housing a wide variety of businesses such as Usay Health Insurance, Bosch Rexroth Ltd and Zyko. It is also situated within the Cotswold Water Park which provides a wide range of leisure facilities.

DESCRIPTION

The unit is of steel portal frame construction with full height steel clad elevations incorporating a roller shutter front door.

There are 2 offices at first floor and WC's at ground floor.

The Warehouse has a minimum eave height of 6.5m.

Externally there is generous parking.

ACCOMMODATION

(All measurements are approximate and given on a gross internal basis, in accordance with the RICS Code of Measuring Practice)

First Floor Office may be available

Warehouse **812 m² 8740 ft²**

TENURE

The premises is available by way of a new full repairing and insuring lease for a term to be agreed.

QUOTING TERMS

The rent is £57,000 pa, plus VAT.

BUSINESS RATES

Please contact the agent for further information.

ENERGY PERFORMANCE CERTIFICATE

An EPC has been requested. Please contact the agents for further details.

LEGAL COSTS

Each party to bear its own legal costs incurred in the transaction.

VIEWING

Viewing and further information is strictly by prior appointment through the joint agents.

FOR FURTHER INFORMATION

Please contact:

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