



commercial property consultants

TO LET

UNIT M, BANKSIDE TRADE PARK, LOVE LANE
INDUSTRIAL ESTATE, CIRENCESTER GL7 1YT



1,109 M² (11,938 FT²)
INDUSTRIAL/WAREHOUSE UNIT
BUSY INDUSTRIAL LOCATION

CONTACT RALPH WELLS 07957 739 858

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SWINDON 01793 232658 GLOUCESTER 01452 348915



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LOCATION

Bankside Trade Park is situated within the well established Love Lane Industrial Estate, Cirencester. The property is located approximately 1.5 miles south of the town centre. The A419 dual carriageway is 2.5 miles to the east of the property at Junction 15 and to the north, the M5 at Junction 11a at Gloucester.

DESCRIPTION

The premises comprises industrial/warehouse unit. Internally the premises benefit from a minimum clear eaves height of approximately 7.3m. Access to the premises is via a full height roller shutter loading door.

Externally there are car parking and loading areas to the front of the property.

ACCOMMODATION

Total **1,109 m²** **11,938 ff²**

LEASE

The properties are available by way of a new Assignment of and existing lease expiring in March 2025.

QUOTING TERMS

Passing rent £53,000 (£4.97psf) per annum exclusive of business rates, building insurance, service charge and VAT payable quarterly in advance.

BUSINESS RATES

Please contact the agents for a breakdown of the current rating assessment.

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 agents.

ENERGY PERFORMANCE CERTIFICATE

An EPC has been produced and is available for inspection.

FOR FURTHER INFORMATION

Please contact:
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