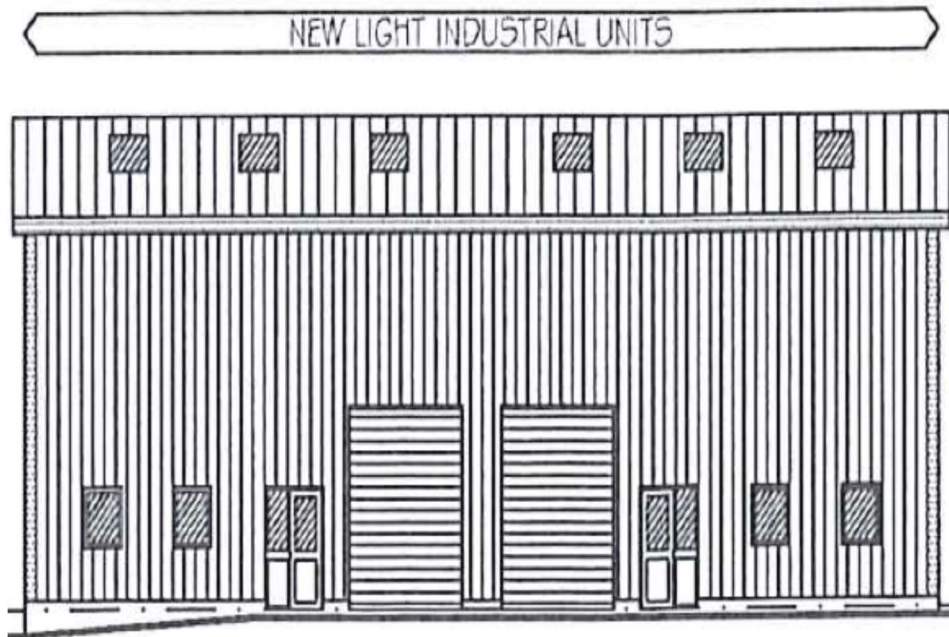




commercial property consultants

FOR SALE/TO LET

TEAL UNITS, THE MALLARDS, SOUTH CERNEY,
CIRENCESTER, GL7 5TQ



743.20 M² (8,000 FT²)

NEWLY BUILT INDUSTRIAL/WAREHOUSE UNITS
AVAILABLE SEPERATELY OR COMBINED
ESTABLISHED BUSINESS LOCATION

CONTACT RALPH WELLS 07957 739858

www.wbmproperty.co.uk

SWINDON 01793 232658 GLOUCESTER 01452 348915



commercial property consultants

LOCATION

South Cerney is situated approximately one mile west of the 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. The Mallards & Lakeside Business Park are part of an established and expanding employment area housing a wide variety of businesses such as Usay Health Insurance, Bosch Rexroth Ltd and Zycko. It is also situated within the Cotswold Water Park which provides a wide range of leisure facilities.

DESCRIPTION

New, modern, portal framed industrial/warehouse units. The Units are available separately or combined.

ACCOMMODATION

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

Unit 1	4,000 ft ²	371.60 m ²
Unit 2	4,000 ft ²	371.60 m ²
Total	8,000 ft²	743.20 m²

The Units are available separately or combined.

TENURE

The property is available on new lease terms. Please contact the agents for further information.

RENT

£8.50 per sq ft, exclusive of business rates, service charge, buildings insurance and VAT (if applicable), payable quarterly in advance.

SALE PRICE

Unit 1 £520,000 plus VAT

Unit 2 £520,000 plus VAT

BUSINESS RATES

Please contact the agents for further information.

EPC

The full certificate and recommendations can be provided on request.

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 sole agents.

FOR FURTHER INFORMATION

Please contact:
Ralph Wells

E: ralph@wbmproperty.co.uk

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