



commercial property consultants

**TO LET**

UNIT 1 SANDPOOL FARM, POOLE KEYNES,  
CIRENCESTER, GLOS GL7 6EA



190.57 M<sup>2</sup> (2,051 FT<sup>2</sup>)  
WORKSHOP/BUSINESS UNIT  
RURAL LOCATION

**CONTACT RALPH WELLS 07957 739858**

[www.wbmproperty.co.uk](http://www.wbmproperty.co.uk)

SWINDON 01793 232658 GLOUCESTER 01452 348915



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#### LOCATION

Sandpool Farm is a well-established business location. It enjoys good road links and is in close proximity to the A419 via the Spine Road, with very easy access to Cirencester and the surrounding villages.

#### DESCRIPTION

The Unit is a business unit with a mix of office and storage space. It benefits from at First Floor, WC's and Kitchen facilities on the ground floor.

#### ACCOMMODATION

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

##### Unit 1

Ground Floor Workshop	84.74 m <sup>2</sup>	912.14 ft <sup>2</sup>
Ground Floor Kitchen	3.42 m <sup>2</sup>	36.81 ft <sup>2</sup>
First Floor Office	102.41 m <sup>2</sup>	1,102.34 ft <sup>2</sup>
<b>Total</b>	<b>190.57 m<sup>2</sup></b>	<b>2,051 ft<sup>2</sup></b>

#### TENURE

The premises are available by way of a sub-lease for a term to be agreed.

#### PRICE

The current passing rent is £16,408 pa. Please contact the agents for further information.

#### BUSINESS RATES

Please contact the agents for further information.

#### EPC

An Energy Performance Certificate is available upon 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 agents.

Please contact:

Ralph Wells 07957 739 858

E: [ralph@wbmproperty.co.uk](mailto:ralph@wbmproperty.co.uk)

11 Dorcan Business Village, Swindon, Wiltshire SN3 5HY

IMPORTANT NOTICE: These particulars do not constitute any offer or contract and although they are believed to be correct, their accuracy cannot be guaranteed, and they are expressly excluded from any contract. All measurements on these details are approximate and cannot be relied upon as statements or representations of fact.

Registered Office: WBM Commercial Property Limited 4 Dorcan Business Village, Murdock Road, Swindon, SN3 5HY