



Quoting Rent:  
£78,500 per  
annum  
exclusive.

#### The Property:

The premises comprises a detached warehouse and provides the following approximate Gross Internal Floor Area:

#### Warehouse:

6,060 sq ft (562.99 sq m)

#### TOTAL

**6,060 sq ft**  
**562.99 sq m**

## Unit 2 Metric Trade Park, Cirencester, GL7 1YQ

Modern trade counter unit. Excellent transport links. Located on a highly prominent trading location within Cirencester.

### Highlights

- **Highly Prominent**
- Fully Refurbished
- Modern Trade Counter Unit
- Well Established Trade Location
- Detached Warehouse
- Generous Car Parking Provisions

# The Location

## Nearby Neighbours

- Halfords
- Toolstation
- City Plumbing
- The Bathroom Showroom
- Wickes

## Connectivity

A429  
0.3 miles  
A419  
0.6 miles  
A417  
1.9 miles

## Amenities

- LED Lighting
- Toilets
- Kitchenette
- Electric Loading Door
- 3 phase electricity

# Description

The subject property was constructed in 2015 and comprises a refurbished detached light industrial warehouse of steel portal frame construction. The property has an insulated clad roof with 10% translucent roof lights and composite cladding to the elevations.

The open plan warehouse comprises a power floated concrete slab and benefits from an internal eaves height of approximately 6m (19ft 6").

Loading access is provided via a surface level electric loading door at the front elevation, with a separate pedestrian entrance.

Externally, the unit benefits from use of the generous shared car parking area at the front of the property and an allocated loading forecourt.

# Tenure

The property is available by way of a new full repairing and insuring lease.

# Rent

£78,500 per annum exclusive of VAT.

# VAT

All costs are subject to VAT where applicable.

# Planning

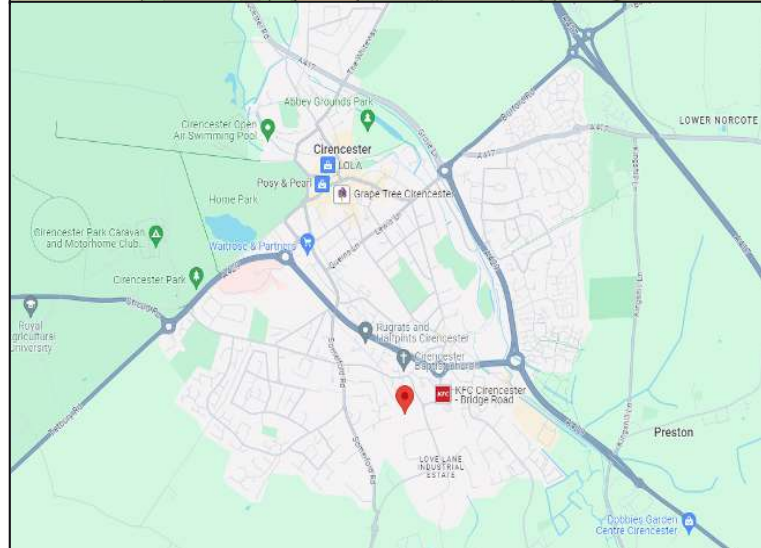
The property benefits from E, B2 & B8 use classes.

# Legal Costs

Each party to bear their own legal and surveyor costs incurred in the transaction.

# Energy Performance Certificate

B - 30



## Contacts

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