

TO LET

Carter Jonas



**Part Unit 11
Cotswold Business Park & Airport
Kemble
Cirencester
GL7 6BQ**

**Industrial Building with Offices
7,000 SqFt (650.31 Sq**

- **Excellent access to M4/M5/Swindon/Cheltenham/Gloucester.**
- **Refurbished to a high standard.**
- **Open storage available on site.**
- **Site security.**

LOCATION

Cotswold Business Park is situated 1 mile from Kemble and accessible via the A429 which leads directly to the M4 / M5 / A419 providing routes to Cheltenham (22 miles) / Gloucester (22 miles) and Swindon (20.7 miles)

Occupiers on site include Sunbelt, Vertical, Cotswold Architecture and Rapid Racking Ltd.

DESCRIPTION

The property comprises an industrial/ warehouse building with offices which has been refurbished providing freshly painted floors and walls.

The light and clean accommodation has potential to be used for a range of industrial operations including storage and or research and development.

Externally the unit has good turning and circulation space.

The site has the benefit of 24/ 7 access and site security.

RENT

£70,000 per annum exclusive.

EPC

An EPC has been commissioned and certificate is awaited.

SERVICE CHARGE

A service charge will be levied for the maintenance of the communal parts of the site and on site security. Please apply to the agents for more information.

ACCOMMODATION

Open Storage Sites available from 0.5 acres to 50 acres.

	Sq M	Sq Ft
Part Unit 11	650.31	7,000

TENURE

Occupational leases available on terms to be agreed.

PLANNING

The property has planning for industrial uses.
The local planning authority is :Wiltshire Council: Tel:- 0300 456 0114
email:- developmentmanagement@wiltshire.gov.uk

VAT

All prices are quoted exclusive of VAT.

LEGAL COSTS

Each party is responsible for the payment of their own legal costs.

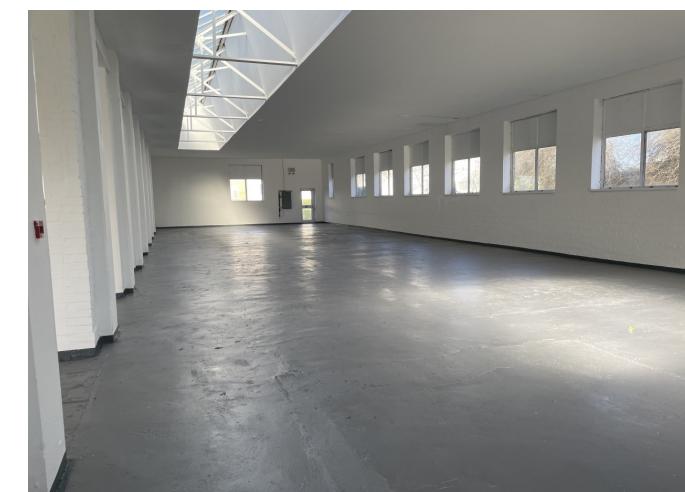
VIEWINGS

Viewings to be made through the agents.

SERVICES

We are advised that the property has mains electricity and water..

However, prospective occupiers are advised to make their own investigations as to the capacity, state and condition.



SUBJECT TO CONTRACT



Carter Jonas



FOR IDENTIFICATION PURPOSES ONLY

FURTHER INFORMATION

Should you require further information please contact:

www.carterjonas.co.uk
St. Catherine's Court, Berkeley Place, Bristol, BS8 1BQ

Alison Williams MRICS / Ed Cawse MRICS

alison.williams@carterjonas.co.uk | Mob: 07917 041109
ed.cawse@carterjonas.co.uk | Mob: 07425 632476

Joint Agent: James Gregory FRICS

Email: JGregory@alderking.com
Mob: 07917 188006

IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas LLP nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken. If you require further information please contact us. January 2025.

Carter Jonas