



**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 (22miles) 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

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IMPORTANT INFORMATION

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Carter Jonas