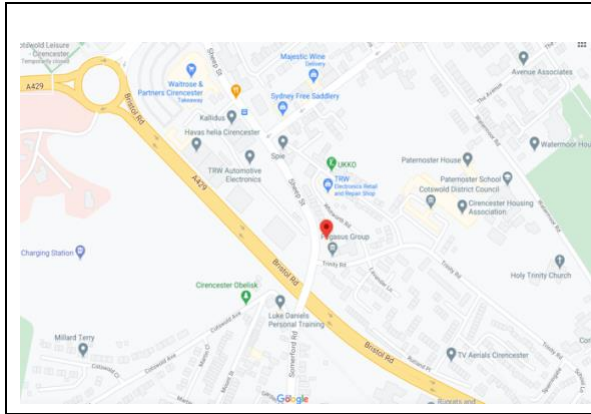


TO LET

Unit 2 Querns Business Centre Cirencester GL7 1RT

- Flexible or Long Lease Terms
- Business/Office/Light Industrial Space
- Approx. 261.5sqm (2,814sqft)
- Town Centre Location / Car Parking





LOCATION

Querns Business Centre is located at Whitworth Road in the historic market town of Cirencester in The Cotswolds and is a short walk from the town centre.

DESCRIPTION

Ground Floor and 1st Floor Mezzanine business/office/light industrial space with loading bay area.

PRICE

£32,500pax – Guide Price

SERVICE CHARGES

A minimal service charge is payable for this premises for landscaping.

SERVICES

None of the services have been tested and interested parties are advised to satisfy themselves in this regard.

EPC CERTIFICATE

D-83

A copy of the EPC Certificate is available on request from the agents.

RATING

The Valuation Office Agency website describes the property as Shop and Premises with a rateable value of £14,934.

However, interested parties should make their own enquiries to the local billing authority, Cotswold District Council

VALUE ADDED TAX

Unless otherwise stated, all rents and sale prices are quoted exclusive of VAT. Any prospective lessee must independently satisfy himself or herself as to the incidence of VAT in respect of any transaction.

ACCOMODATION

The premises consist of light industrial, storage and office space over ground and first floors with painted walls, painted ceiling, LED lighting, WCs located ground and first floor, 3 phase electricity, kitchen area, front loading bay and parking to the front of the unit.

Ground Floor –	129.0 SqM (1,388 SqFt)
First Floor –	132.5 SqM (1,426 SqFt)
TOTAL AREA –	261.5 SqM (2,814 SqFt)

INSPECTIONS & FURTHER VIEWING

Viewings strictly by prior appointment with the sole agent:

Spencer Gower MRICS
SPG Property Ltd

Unit 9, Cirencester Office Park
Tetbury Road
Cirencester GL7 6JJ

Tel: 01285 425808
spencer@spgproperty.com



Disclaimer

Misrepresentation Act 1967: SPG Property for itself and for the vendor(s) or lessor(s) of this property whose agent it is give notice that:
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