

# TO LET

## Unit 7-9 Querns Business Centre Cirencester GL7 1RT

- Flexible or Long Lease Terms
- Business/Light Industrial Space (B1/B2 Use)
- Split of Units Possible
- Approx. 447.72sqm (4,819sqft)
- Town Centre Location / Car Parking



SPG  
Property

A Firm of Chartered Surveyors

**01285 425808**

[www.spgproperty.com](http://www.spgproperty.com)



**LOCATION**

Querns Business Centre is a popular light industrial estate located at Whitworth Road in the historic market town of Cirencester in The Cotswolds and is a short walk from the town centre. Cirencester is located approximately 15 miles (south east) from Swindon with Cheltenham and Gloucester to the North West whilst having good access to Cirencester's link road and M4/M5 motorways.

**DESCRIPTION**

Ground Floor with partial 1<sup>st</sup> Floor Mezzanine business/light industrial space. The unit is constructed from a steel portal frame with concrete block elevations. The roof is pitched using corrugated sheet roof with roof lights allowing natural light into the building.

There is a possibility that Unit 7 could be occupied as a stand-alone unit.

**PRICE**

£36,500pax

**SERVICE CHARGES**

A minimal service charge of £450 per annum 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**

C-64

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

**VIRTUAL TOUR**

Please click on the following [link](#) to access the virtual tour of the unit.

**RATING**

The Valuation Office Agency website describes the property as Shop and Premises with a rateable value of £21,000.

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 business space over ground floor and partial mezzanine floors with WCs and shower located at ground floor, 3 phase electricity, fluorescent strip lighting, 2 front loading bay areas, monitored intruder and fire alarm systems and parking to the front of the unit.

Unit 7 Grd Flr –	94.84 SqM (1,020 SqFt)
Unit 7 Mez Flr	26.20 SqM ( 282 SqFt)
Unit 8/9 Grd Flr.	271.80 SqM (2,925 SqFt)
Unit 8/9 Mez Flr	54.88 SqM ( 590 SqFt)
<b>TOTAL AREA –</b>	<b>447.72 SqM (4,819 SqFt)</b>

**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  
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