



STIBBARD
PROPERTY



82a Chesterton Lane, Cirencester, GL7 1YD

A large industrial unit located in a peaceful location in Cirencester's industrial area. 82a Chesterton Lane benefits from a roller shutter door, multiple other entrances and fire escapes a c.3.5m min eaves height and a 100 amp 3 phase power supply (with potential for expansion to 200 amp if required). The building comes to a total area of 7,395 sq ft on the ground floor. Cirencester is situated within easy reach of the M4 & M5 via the A419 and the A417.

- Services: Mains water, electricity and drainage.
- A large yard area with parking for up to 13 cars.
- Let office areas with WCs & kitchenette.
- Ancillary office tenants generating: £10,680 pa.
- Main workshop building area of 5,708 sq ft.
- Current rateable value: £23,500.
- For sale: **Offers in excess of £610,000 – No VAT.**
- Viewing by appointment; contact Andrew Stibbard on 07915 668232.

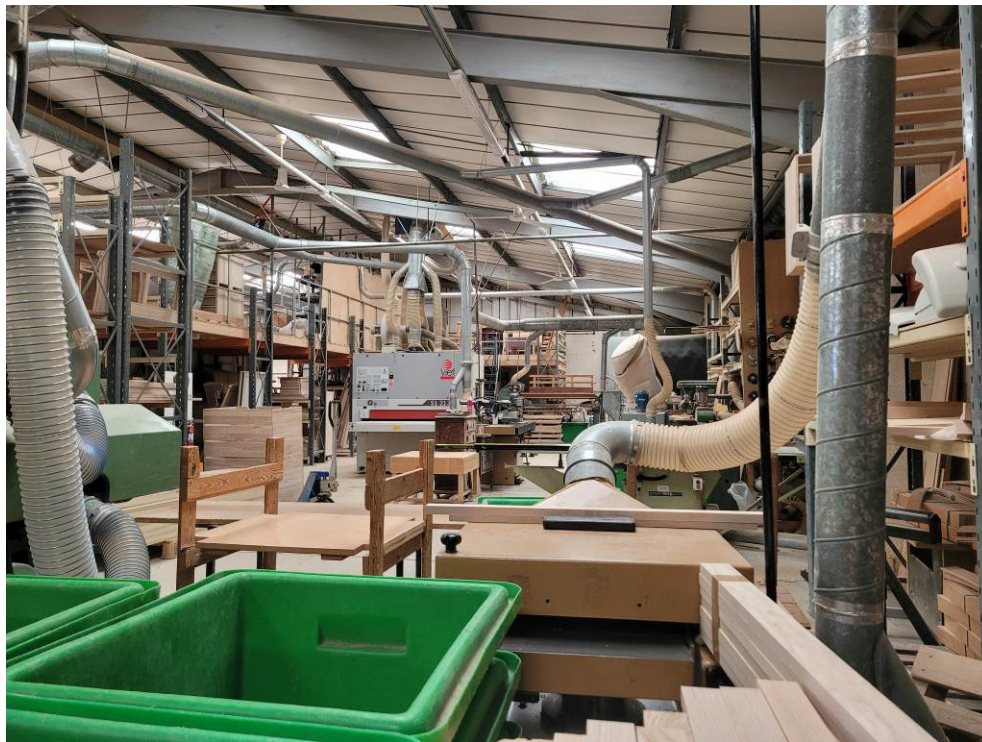
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