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FOR SALE OR LET

Units A/B and C
Querns Business Centre
Whitworth Road, Cirencester. GL7 1RT



Key Highlights

- **Generous parking allocation**
- **Short walking distance from central Cirencester amenities**
- **Rare opportunity to acquire a freehold**
- **Size: 3,169 to 6,338 sq. ft.**

Location

Cirencester, has recently been named best town to live in the South West by the Sunday Times newspaper.

To compliment this there are excellent road links to the M4 and M5, together with, main rail line access at Kemble and Swindon stations.

Good communications reinforce the atractiveness of Cirencester, making it a superb choice for professional organisations seeking to atract high calibre staff.

Description

A modern two-storey office building with both open-plan, individual office and meeting rooms.

There is generous parking.

Previously used by a single occupier, nevertheless, the offices can be let or sold in parts.

On letting, the Landlord will refurbish to meet occupier's reasonable requirements or an allowance made instead. Specific items to be agreed.

Accommodation

The approximate net internal floor areas are:

Units A/B	
Ground Floor	3,169 sq. ft. / 294.37 sq.m
First Floor	3,317 sq. ft. / 308.18 sq.m
Total	6,486 sq. ft. / 602.55 sq.m
Unit C	
Ground Floor	1,543 sq. ft. / 143.32 sq.m
First Floor	1,626 sq. ft. / 151.09 sq.m
Total	3,169 sq. ft. / 294.41 sq.m
Total Available Units A, B and C	9,655 sq. ft. / 896.96. sq.m

Terms

A new lease or leases, terms to be agreed or the present owner will consider a sale of freehold with vacant possession.

Rental

Units A ground floor £44,500 per annum exclusive.

Unit C £45,000 per annum exclusive.

An enhanced specification will be reflected in the annual rental by negotiation.

Sales Guide Prices

Units A & B combined	£1,200,000
Unit C	£600,000

Plus VAT if applicable.

EPC

Units A & B assessed as C (73)
Unit C assessed as C (65)

Business Rates

Rateable value for entire centre £109,025 with effect from April 2023. (Source Gov.uk)

Money Laundering

We are required to carry out identity checks on the purchaser and obtain proof of source of funds for purchase. We will advise further when an offer has been approved.

Viewing

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particulars are prepared for the convenience of an intending purchaser or tenant and although they are believed to be correct their accuracy is not guaranteed and any error, omission or mis-description shall not annul a sale or lease or be grounds on which compensation may be claimed neither to they constitute part of a contract. All measures are approximate, b) any intending purchaser or tenant must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Nothing in this information shall be deemed a statement that a property is in good condition or otherwise nor that any services or facilities are in good working order, c) all transactions are subject to contract, d) all text, photographs and plans are for guidance only and must not be relied upon