



Mitsubishi Motors UK Headquarters Watermoor Lane, Cirencester, GL7 1LF

FOR SALE/TO LET

Area: 157,016 sq ft (14,587 sq m) | **Rent PA:** POA | **Price:** £12,000,000

LOCATION

The subject property is within a 15 minute walk from the centre of the historic market town of Cirencester, also known as the Capital of the Cotswolds". The site extends to 6 acres and occupies a prominent position on the corner of the A427 Bristol Road and the A417 Swindon Road.

KEY FEATURES

- Bespoke Headquarters facility
- Redevelopment Potential
- Town Centre location
- Secure 6 acre site
- Good road links to M5 and M4
- Range of facilities on site
- Prominent position
- www.cirencester-hq.co.uk

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DESCRIPTION

This is a fantastic opportunity to acquire a bespoke modern Headquarters facility, which has been maintained to an excellent standard with 210 marked car spaces (77 with electric charge points). The site can be circumnavigated and comprises a substantial distribution facility, two storey offices with overhead link to the warehouse, a showroom and training academy, and a 24 bed Riverside Hotel with fully licensed restaurant and bar. This unique opportunity is all set within a 6-acre secure self-contained and landscaped site, with a gatehouse at the entrance.

FLOOR AREA:

FLOOR	AREA SQ FT	AREA SQ M
Warehouse, Training Academy & Offices	113,836	10,576
Detached Offices	31,510	2,927
Hotel	10,090	937
Gatehouse & Garages	1,580	147
TOTAL	157,016 SQ FT	14,587 SQ M

TENURE:

The property is available on a Full Repairing and Insuring Lease on institutional terms.

The property is available Freehold with vacant possession.

RENT PA:	POA	PRICE:	£12,000,000
VAT:	All figures are exclusive of VAT if applicable.	PLANNING:	All applicants to make their own enquiries with the Local Planning Authority.
SERVICE CHARGE:	Not Applicable	RATEABLE VALUE:	The Rateable Value is £457,500. For rates payable please contact the agents.
LEGAL COSTS:	Each party to be responsible for their own legal costs.	EPC:	Available upon request.

VIEWING:

For further information or to arrange a viewing, please contact:

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SUBJECT TO CONTRACT