



Motor Vehicle Workshop & Yard (0.5 acres) Elliott Road, Love Lane Industrial Estate, Cirencester, GL7 1YS

FOR SALE

Area: 13,404 sq ft (1,245 sq m) | Price: £1,250,000

LOCATION

Elliott Road is situated within the popular and well established Love Lane Industrial Estate, Cirencester. Love Lane is located approx. 1.5 miles south of town centre. The A419/A417 dual carriageway is within 1 mile east of the property.

KEY FEATURES

- Fully fitted vehicle workshop
- CCTV throughout unit and yard
- Secure tarmac yard (0.5 acres)
- Recently overclad roof
- Access either side of building
- Secure yard to side with 3 garages
- Located close to A417 Bristol Road
- 4m eaves and 5.5m clear height

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DESCRIPTION

The property comprise a detached warehouse/industrial unit, which is currently used as a vehicle servicing depot with spray booths, exhaust extraction, air lines, wash bay and an industrial compressor. Access to the warehouse is via 2 electric roller shutter doors either side of the building and the unit has recently been over-clad. To the front elevation are 2 storey offices with wc and canteen facilities.

Externally, there is a small yard to the side with 3 lock-up garages and electric charge points. To the rear is a substantial secure tarmacadam yard of circa. 0.5 acre with 105 marked car spaces, which is fully floodlit with CCTV.

FLOOR AREA:

| FLOOR | AREA SQ FT | AREA SQ M |
|--------------|---------------------|-------------------|
| Warehouse | 9,950 | 924 |
| GF Office | 1,243 | 115 |
| FF Office | 1,243 | 115 |
| Garages | 968 | 90 |
| TOTAL | 13,404 SQ FT | 1,245 SQ M |

TENURE:

For Sale Freehold with vacant possession

PLANNING:

All applicants to make their own enquiries with the Local Planning Authority.

PRICE: £1,250,000

VAT:

All figures are exclusive of VAT if applicable.

SERVICE CHARGE: Not Applicable

RATEABLE VALUE:

The Rateable Value is £52,500. Please contact the agents for Rates Payable

LEGAL COSTS: Each party 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