

PLANNING PERMISSION NOW APPROVED



CIRENCESTER TRADE PARK

MIDLAND ROAD | CIRENCESTER | GL7 1YG

TO LET

24,166.8 SQ FT (2,245.2 SQ M)
2,898.7 SQ FT (269.3 SQ M)

- > PROMINENT NEW TRADE COUNTER SCHEME WITH TWO CATERING PODS AVAILABLE
- > FLEXIBLE UNIT SIZES TO SUIT SPECIFIC TENANT REQUIREMENTS
- > MEZZANINE FLOOR CAPABILITY
- > 47 PROPOSED CAR PARKING SPACES
- > A3/A5 OPPORTUNITIES ALSO AVAILABLE



TRADE COUNTER UNITS

	Ground		Mezzanine	
	SQ FT	SQ M	SQ FT	SQ M
Unit 1	7,050	655	1,234.6	114.7
Unit 2	3,272.2	304	1,048.4	97.4
Unit 3	4,609.1	428.2	1,475.7	137.1
Unit 4	5,290.5	491.5	1,690	157
Unit 5	3,945	366.5	1,271.3	118.1
TOTAL	24,166.8	2,245.2	6,720	624.3

Pod Units	SQ FT	SQ M
Unit 6	1,599.5	148.6
Unit 7	1,299.2	120.7
TOTAL	2,898.7	269.3

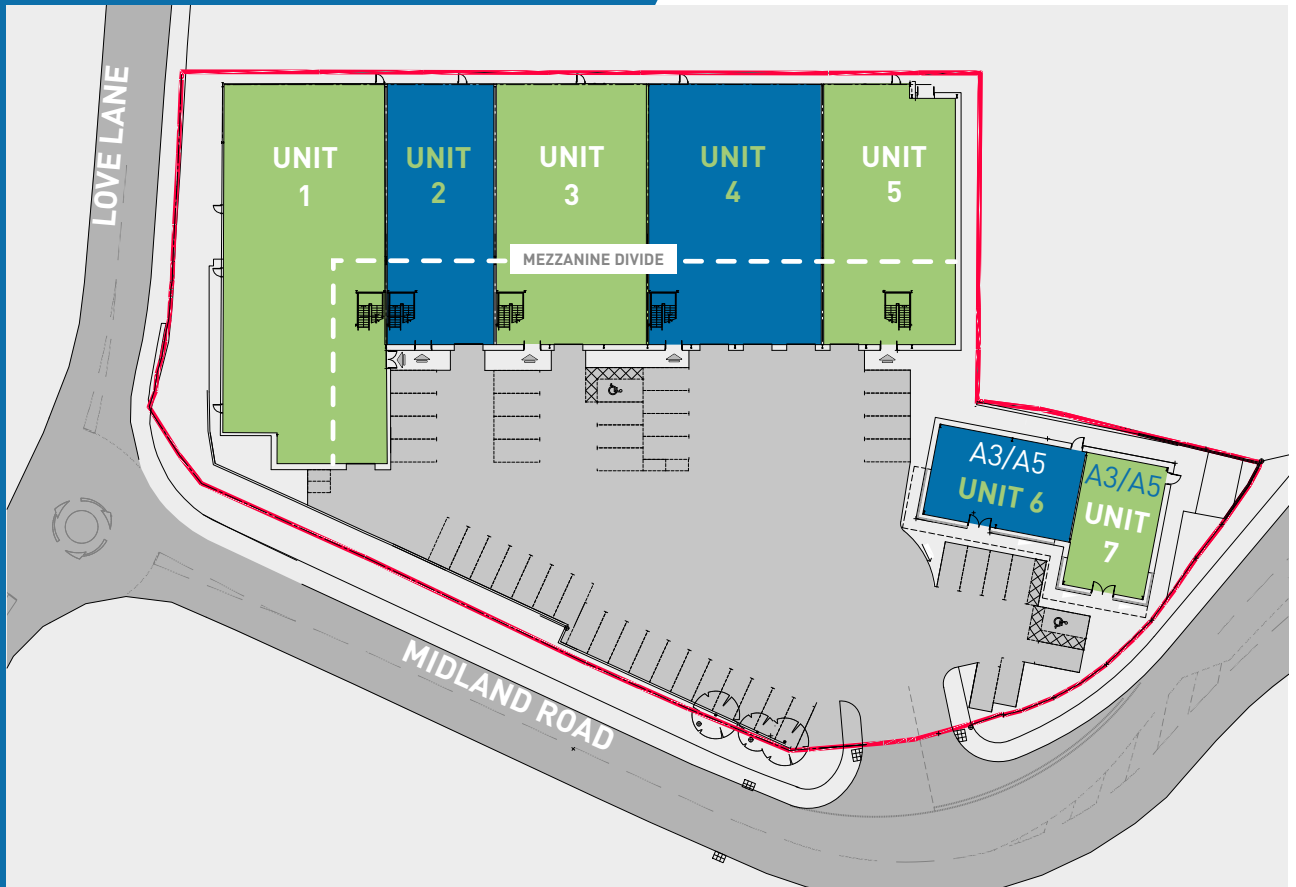
Measured on a GIA basis.

Proposed Parking

Standard	44
Accessible	2
TOTAL	46
Motorcycle	4
Bicycle	16



SOUTH EAST ELEVATION



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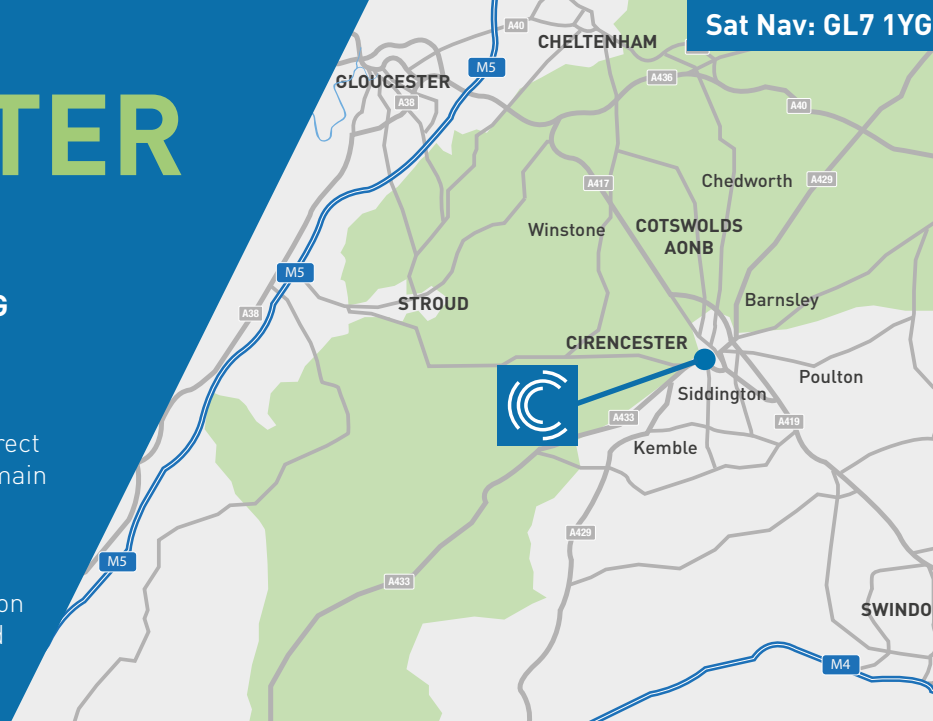
LOCATION

2 Midland Road is situated with frontage and direct access onto the public highway, this being the main route into the Love Lane industrial area. Exiting the A429 roundabout south onto Midland Road, and signposted Love Lane Industrial Estate, the property will be found approximately 100 yards on the right directly opposite Lidl supermarket and Cirencester Retail Park.

Cirencester is the "Capital of the Cotswolds" and is by far the largest town in the Cotswold District, having a population of around 19,000, and is a thriving historic market town. Cirencester is located roughly mid-way between Swindon, 15 miles to the south-east, and Cheltenham and Gloucester to the north-west.

The town is a major centre for the local road network where 8 'A' Class roads converge on the town, the most important of which, the A419/A417 trunk road, provides a direct link between the M4 and the M5.

**DIRECT LINK
BETWEEN THE
M4 & M5
VIA THE A419 / A417**



Sat Nav: GL7 1YG

DESCRIPTION

Midland Road Trade Park will comprise up to 6 developed trade counter units along with two catering pods situated on a site of approximately 1.42 acres.

All of the trade counter units will have vehicular roller loading door access from the front elevation with associated yard and parking. Internally the units will benefit from glazed frontages accessing the offices/trade counter elements with associated WC facilities.

The units will be constructed on a steel portal frame with profile sheet clad elevations under a profile sheet roof covering. All the units will benefit from 3 phase electricity and mains services.

TENURE

All the units are available by way of new FRI leases for a term of years to be agreed.

RENT

Price on application.

PLANNING

B8 (storage and distribution) with ancillary trade counter on all 6 trade counter units. A3/A5 planning use for Units 7 and 8.

TIMINGS

The target date for handover is Q3/Q4 2019.

VIEWING

For further information please contact the joint agents below:



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