



# MERCIAN HOUSE

home bargains

KFC

Guardian  
SELF STORE

Love Lane Industrial Estate

Fire Station

Tetbury

Topps Tiles

SCREWFIX

Kwik-Fit

Swindon Bristol Road

Watermor Way Cirencester

ATS

TO LET / FOR SALE 5 MERCIAN CLOSE CIRENCESTER GL7 1LT



One of Cirencester's most prominent buildings, suitable for a wide variety of uses.

## LOCATION

**Cirencester is the Cotswolds' principal town offering a wide variety of office, industrial, leisure and retail opportunities both in the town centre and immediate surrounds.**

Situated 18 miles North of Swindon, 17 miles South of Cheltenham and 20 miles South East of Gloucester, the town has excellent communications via the A417/A419 dual carriageway. J15 of the M4 is 20 miles to the South East and J11a of the M5 is 18 miles to the North West.

Kemble Railway Station is situated just 4 miles away to the South West and offers mainline trains to London Paddington (70 minutes), Birmingham New Street (105 minutes) and Bristol Parkway (45 minutes).

Mercian Close fronts the main roundabout of the A429 Bristol Road at the entrance to Love Lane Industrial Estate. Immediate neighbours at Mercian Close include Topps Tiles, Screwfix and Kwikfit.



**Topps Tiles**

**SCREWFIX**

**Kwik-Fit**

5 MERCIAN CLOSE CIRENCESTER GL7 1LT



## DESCRIPTION

The Premises provide accommodation over two floors on a split level site providing direct access to both levels. The building has a concrete floor enabling the space to be used for storage, offices, leisure or any number of different uses.

There is currently a warehouse area on approximately half of the ground floor with a canopy and ground level access. The remainder of the ground floor has most recently been used for offices and further storage with its own separate entrance.

The first floor, with further access points, has most recently been used for offices and provides a variety of large open plan accommodation and more cellular space. The majority has LED PIR operated lighting and perimeter Cat 5 cabling with suspended ceilings and carpeting. There are separate male and female WC facilities and kitchenettes throughout the building. This is all capable of configurations to suit occupier needs.



5 MERCIAN CLOSE CIRENCESTER GL7 1LT

## FLOOR AREAS

The Premises have been measured on a Gross Internal Area (GIA) basis and provide the following areas:

FLOOR	SQ FT	SQ M
Ground Floor	6,139	570.32
First Floor	6,139	570.32
<b>TOTAL</b>	<b>12,278</b>	<b>1,140.64</b>

Accommodation from approximately 3,000 sq ft (278.7 sq m) is available in individual elements to suit specific requirements.



## PARKING

There is a large car park immediately to the front of the building overlooking the roundabout which has recently been re tarmaced. This provides approximately 25 uninterrupted car parking spaces which could be increased if parked in tandem. Conduits for EV charging points have been installed and are ready for connection.

In addition, there is a loading apron and more parking to the side of the building with a further 10 car parking spaces on the other side of the estates access road.

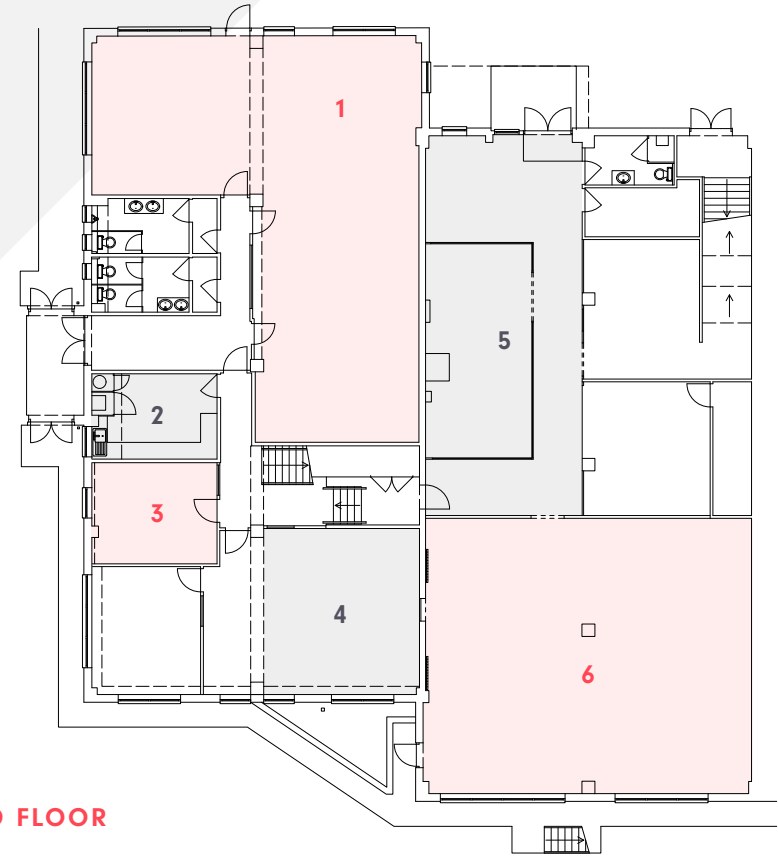
## SERVICES

Three phase electricity, gas and mains water & drainage are connected to the premises. We confirm we have not tested any of the service installations and any occupier must satisfy themselves independently as to the state and condition of such items.

## PLANNING

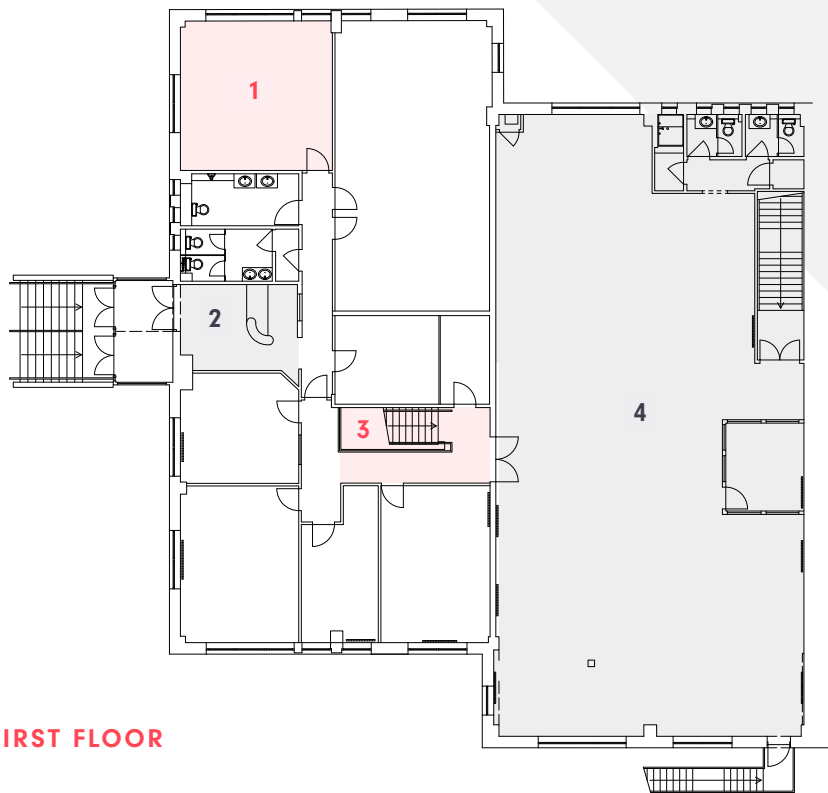
It is understood that the accommodation has an existing planning consent for offices and storage. It is considered that any use within Class E (commercial, business & service) or B8 (storage & distribution) is acceptable. Interested parties are advised to liaise with the local planning authority, Cotswold District Council to discuss their intended use [www.cotswold.gov.uk](http://www.cotswold.gov.uk)

5 MERCIAN CLOSE CIRENCESTER GL7 1LT



GROUND FLOOR





FIRST FLOOR



## BUSINESS RATES

The Premises are assessed as “warehouse and premises” with a Rateable Value of £69,500.

The Uniform Business Rate Multiplier for the financial year 2024/25 is £0.546 so it is anticipated that business rates will be in the order of £35,584.

A change in use or demise may create variances and therefore Interested Parties should make their own enquiries to the Valuation Office [www.voa.gov.uk](http://www.voa.gov.uk)

## EPC

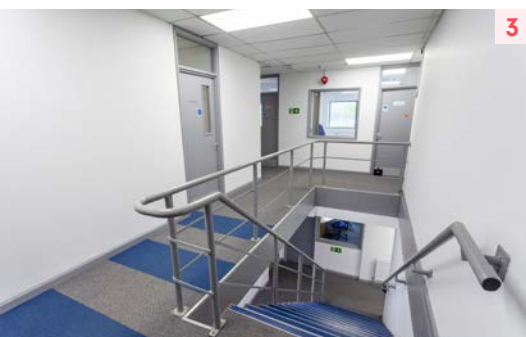
The Property has an EPC of C (75). The certificate is available for inspection upon request.

## TERMS

There are plenty of different options available for occupiers to lease accommodation. Dependent on the use and specification, rents will be from £6.50 per sq ft for storage space and from £12.00 per sq ft for conventional office accommodation.

A site inspection is strongly recommended to appreciate what is on offer and what could be provided. New Leases direct from the Landlord are available.

Consideration will also be given to the freehold sale with vacant possession.



5 MERCIAN CLOSE CIRENCESTER GL7 1LT



## LEGAL COSTS

Each party is to be responsible for their own legal and professional costs incurred in any transaction.

## VAT

Under the Finance Acts 1989 and 1997, VAT will be levied on the rent and any estate service charge.

## ANTI MONEY LAUNDERING

A successful occupier may be required to provide relevant information to satisfy the AML requirements when Heads of Terms are agreed.

## FURTHER INFORMATION

For further information or to arrange a viewing, please contact the joint sole letting agents.

**loveday**  
01793 423344  
loveday.uk.com

**alder king**  
PROPERTY CONSULTANTS  
01793 615477  
www.alderking.com

**ALASTAIR ANDREWS**  
07989 512606  
alastair@loveday.uk.com

**JAMES GREGORY**  
07917 188006  
jgregory@alderking.com

**BRADLEY FORBES**  
07786 554245  
bradley@loveday.uk.com

Important Notice. These particulars do not constitute any offer or contract and although they are believed to be correct their accuracy cannot be guaranteed and they are expressly excluded from any contract. L/AK Hollister HD2606 05/24

