



TO LET / FOR SALE

Unit 202
Cirencester
Business Park
Love Lane
Cirencester
GL7 1XD

Approximately
1,065 to 2,151 sq ft
(98.94 to 199.87 sq m)

- Mid Terrace Modern Office Building
- Established, Popular Business Park Location
- EPC 34/B



Location

The Cirencester Business Park estate is a modern, popular and well established office/business development forming part of the Love Lane employment area, Cirencester's key principle business estate.

Cirencester is situated equidistant between the M5 to the north and M4 to the south. Gloucester is approximately 20 miles to the north, Cheltenham is approximately 17 miles to the north and Swindon is approximately 17 miles to the south, accessed via the A417 / A419 main arterial dual carriageways.

Kemble railway station is conveniently located approximately 5 miles to the southwest, giving direct access to London Paddington, Swindon and Cheltenham.

Cheltenham



**17 miles
north**

Gloucester



**16 miles
north east**

Kemble Railway Station



**40 miles
south**



Accommodation

Description

Unit 202 comprises a two storey mid terrace office building, located within an accessible and attractive business park environment.

The building is finished to a high specification, with attractive brick elevations beneath a slate tiled roof.

Internally, the building comprises open plan and cellular office accommodation with staff welfare facilities, including a kitchenette and separate WC facilities.

Further benefits include perimeter cable trunking, integrated heating and cooling systems, suspended ceilings with integrated LED and diffused light panels, laminate flooring and allocated on site car parking.

Services

We are advised that all main utility services are connected to the building, and confirm that we have not tested any of the service installations. Any occupier must satisfy themselves independently as to the state and condition of such items.

Floor Area

(approximate net internal areas)

Area	Sq ft	Sq m
Ground Floor	1,065	99
First Floor	1,086	100.89
Total	2,151	199.89

Offices



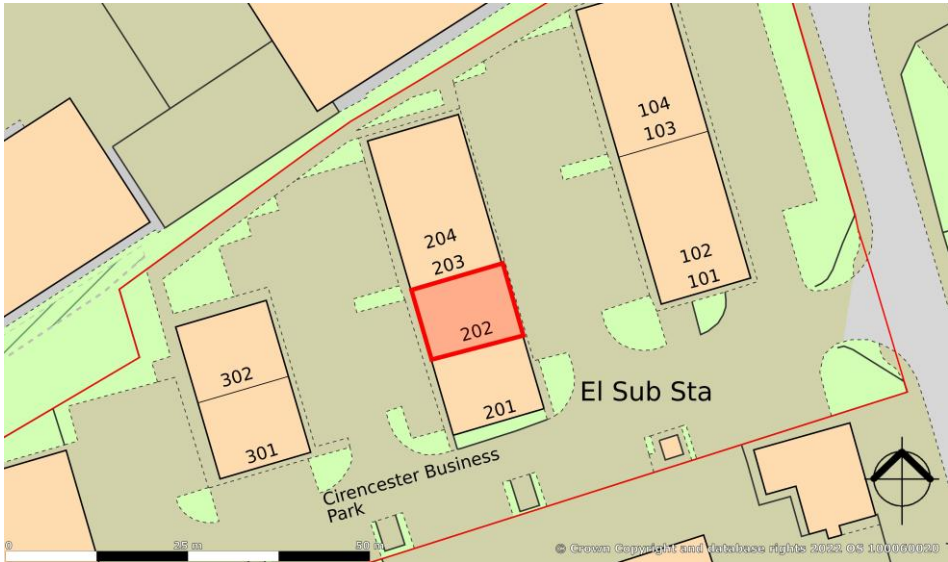
Car Parking Allocation



Kitchenette



EPC Rating – 34/B

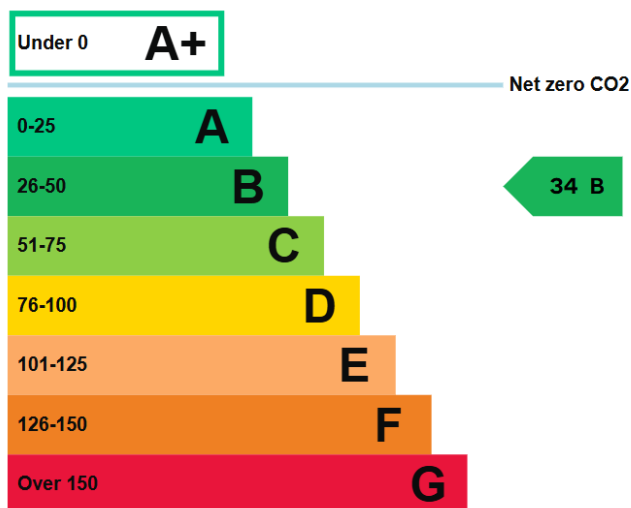


Rates | EPC | Terms | Vat | AML

Business Rates

The property has two separate entries for the ground and first floors. The Valuation Office website states that from April 2026 the Rateable Value for the ground floor is £13,750 and £14,250 for the first floor.

Interested parties should make their own enquiries to Cotswold District Council to ascertain the exact rates payable as a change in occupation may trigger an adjustment of the ratings assessment. www.voa.gov.uk.



Legal Costs

Each party is to be responsible for their own legal costs.

Sale Terms

The property is offered for sale subject to an occupational tenancy of the first floor. Full details on request.

Tenure

The property is held long leasehold on the residual of a 999 year lease (less 7 days) from 1st January 1998 with a peppercorn rent.

Price

Guide price of £349,000

Rent Terms

The building is available to lease as a whole, or separately on a floor-by-floor basis, on new effective full repairing and insuring lease terms, for a period of years to be agreed.

Rent

To be based on £15.00 per sq ft per annum exclusive.

VAT

Under the Finance Acts 1989 and 1997, VAT may be levied on the sale price. We recommend that a prospective purchaser should establish the VAT implications before entering into any agreement.

AML

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



Viewing Arrangements

For further information or to arrange an inspection, please contact the joint agents:



Alder King Property Consultants

Brunswick House
Gloucester Business Park
Gloucester GL3 4AA
www.alderking.com

AK Ref: GN/N102364

Date: August 2026

Subject to Contract



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Important Notice

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2. Misrepresentation Act 1967

This marketing brochure is for guidance only and does not form part of any offer or contract and must not be relied upon as statements or representations of fact.

3. Control of Asbestos Regulations 2012 (CAR 2012)

It is the responsibility of the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining it, to comply with the regulations. The detection of asbestos and asbestos-related compounds is beyond the scope of Alder King and accordingly we recommend you obtain advice from a specialist source.