

Office To Let / For Sale

£34,000 per annum

Negotiable depending on
lease length

Offers in the region of
£400,000

2,128 sq ft

**301 Cirencester Business
Park, Love Lane,
Cirencester, GL7 1XD**

- Affordable High Quality Office Suites
- Sought After Location
- Short Distance to Town Centre Amenities
- Excellent Road Access





Description

The property is a two storey end of 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, such as a kitchenette and separate WC facilities. A complaint Health & Safety file is available upon request. Service Charge is subject to usage.

Location

301 Cirencester Business Park is located on Love Lane, just south of Cirencester town centre in the Cotswolds district of Gloucestershire. It forms part of an established office business park, providing a professional working environment within a predominantly commercial setting. The site benefits from convenient access to Cirencester's ring road and the A417/A419, offering strong road links to Gloucester, Cheltenham, Swindon and the wider M4 and M5 motorway network. Cirencester town centre, with its range of shops, services and amenities, is a short drive away, making the location both accessible and well connected.

Rateable Value

The adopted rateable value from 1 April 2026 is £28,250.

Value Added Tax

Unless otherwise stated, all rents and sale prices are quoted exclusive of VAT. Any prospective purchaser must independently satisfy himself or herself as to the incidence of VAT in respect of any transaction.

AML

In accordance with the Money Laundering Regulations prospective purchasers will be asked to produce identification of the intended purchaser and other documentation to support any offers submitted to the vendors.

Leasehold

The lease term is 999 years (less 7 days) from 1st January 1998 with a peppercorn rent.

Summary

- Rent: £34,000 per annum
Negotiable depending on lease length
- Price: Offers in the region of £400,000
- Estate charge: £2,400 per annum
- EPC: B (31)

Contact & Viewings

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