

UNIT A3A LAKESIDE BUSINESS PARK, SOUTH CERNEY, GL7 5XL



**Ground Floor
Offices
To Let/For Sale**

**1,017 sq ft
(94.48 m²)**

- *Long leasehold for sale or to let on flexible lease terms*
- *4 Car park spaces*
- *Air conditioned flexible office space*



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LOCATION: South Cerney lies approximately 4½ miles to the south of Cirencester, 14 miles north of Swindon and 25 miles south east of Gloucester. South Cerney lies approximately 2 miles away from the A419, which provides a mostly dual carriageway link to the M4 at Junction 15 (approximately 17 miles) and the M5 at Junction 11A, approximately 22 miles away.

DESCRIPTION: The property comprises the ground floor of a 2 storey end terraced modern office building constructed circa 2006 of cavity wall construction under a pitched profile steel clad roof with double glazed windows and doors. Internally, Unit A3A comprises 2/3 part open plan and part partitioned offices, with kitchenette and 2 toilets. The specification includes plastered walls, suspended ceilings with recessed fluorescent lighting, 3 compartment desk level perimeter trunking, gas fired central heating, via radiators, air conditioning cassettes and carpeting.

Outside there are 4 allocated car parking spaces, 2 in front of the building and 2 to the rear.

SIZE: The property has been measured on a net internal area basis in accordance with the RICS Code of Measuring Practice as follows:-

Ground Floor:	Offices	985 sq ft
	Kitchen	32 sq ft
	WC	-
Total:		1,017 sq ft (94.48 m ²)
Outside: 4 car park spaces		

BUSINESS RATES: Informal enquiries via Valuation Office website indicates that the property is assessed as follows:-

Description:	Offices & premises
Rateable Value (2026):	£12,500
Uniform Business Rate (2026/27):	£0.432
Full Rates Liability (2026/27):	£5,400.00

N.B. *Small Business Rates Relief may be available to qualifying occupiers. Further information on business rates is available from Cotswold District Council on 01285 623034.*

TENURE: Long leasehold of 999 years from 18th January 2005 at a ground rent of £100 p.a. is available to purchase at a price of £152,500 plus VAT.

Alternatively the property is available to rent on a new full repairing and insuring lease, at an asking rent of £15,000 per annum, exclusive of vat & outgoings.

SERVICE CHARGE: A service charge is applicable, which covers the cost of maintenance to the exterior, roof, common parts & external areas. Further information is available from the agents.

EPC: The current Energy Performance Assessment for this property is Band C(54).

LEGAL COSTS: Each party to bear their own legal costs.

VIEWINGS: Strictly by prior appointment with sole agents, **KILPATRICK & CO** on **01793 643101**.

MONEY LAUNDERING REGULATIONS

Purchasers will be required to provide identity information so Anti Money Laundering checks can be undertaken before an offer can be accepted on any property we are marketing.

Code for Leasing Business Premises

As an RICS Regulated firm, we adhere to the Code for Leasing Business Premises which recommends that anyone not represented by a RICS member or other property professional should seek professional advice from a qualified surveyor or solicitor prior to agreeing or signing a business tenancy agreement.



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08/05/2026



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