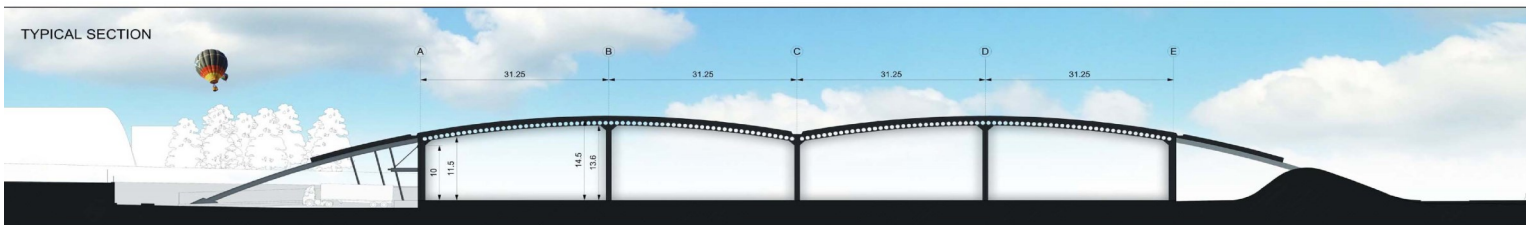
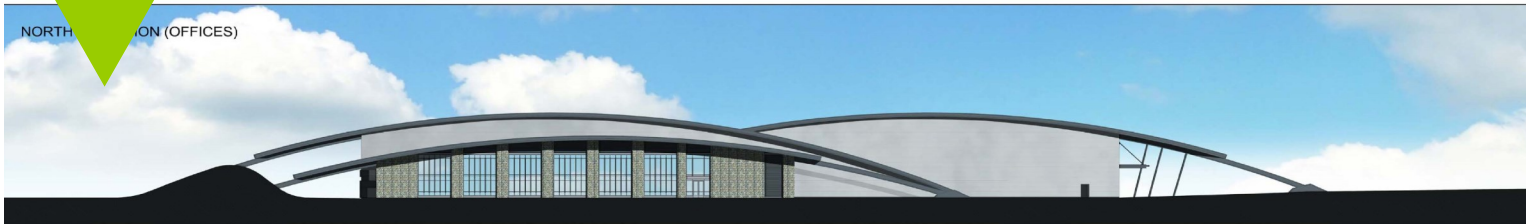


BRAND NEW WAREHOUSE FOR SALE / TO LET

Kemble, nr. Cirencester

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**BRAND NEW DETACHED
WAREHOUSE WITH
LARGE YARD AREA**

**(SITE SALE ALSO
CONSIDERED)**

**Kemble Enterprise Park
Kemble
Nr. Cirencester
GL7 6BQ**

**217,519 sq ft
(20,208 sq m)**

Kemble Enterprise Park, Kemble GL7 6BQ

Location

Formerly the home of the Red Arrows, Kemble Enterprise Park and Kemble Airfield is now a well established mixed use business park and active commercial airfield. There is excellent direct access to Junction 17 of the M4 via the A429 and Junction 11A of the M5 via the A417/A419. The entrance to the Park is shortly to be improved by the installation of a new roundabout.

The Park extends to some 540 acres and accommodates around 1 million square feet of warehousing, industrial and office occupiers. Currently there are over 25 companies employing several hundred people based on the Park including Rapid Racking, Iron Mountain, Hardware.com, Lux and Ecovision.

Kemble Railway Station which provides direct access to London Paddington, Bristol and The North is less than two miles distant.

Proposal

The brand new building will be constructed of a steel portal frame with covered rafters and a composite wall cladding system. The minimum eaves height will be 10m (32 ft) rising to 14.5m (46 ft) and the warehouse will be accessed by 12 loading doors, of which six will be level access and six will be dock level. There will be a two storey office element to the front of the building and will have raised floors and suspended ceilings incorporating recessed lighting.

Externally 60 car parking spaces are provided in a separate area adjacent to the offices and away from the lorry and loading area.

The proposed areas as noted below are calculated on a Gross Internal basis in accordance with the RICS Code of Measuring Practice Sixth Edition.

Area	Sq ft	Sq m
Warehouse	204,193	18,970
Ground Floor Offices	6,663	619
First Floor offices	6,663	619
Total	217,519	20,208
Site Area	12 acres	4.85 ha.

Services

We are advised that electricity, water and drainage are available to the site and confirm that 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

The site has a detailed planning consent for a new warehouse and office building (ref. 16/02715/FUL). All interested parties should make their own enquiries to the Wiltshire Council tel: 0300 456 0100 or www.wiltshire.gov.uk

Terms

The vendor will construct the property and sell the completed building incorporating occupier's exact requirements.

Consideration will also be given to leasing the building by way of a new full repairing and insuring lease for a term of years to be agreed.

The site is also available to purchase on a freehold basis with vacant possession and the benefit of the current planning consent. Please contact the Agents for further details.

Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction.

Business Rates

The Valuation Office Agency will assess the building for business rates upon completion.

Interested parties should make their own enquiries to Cotswold District Council.

Energy Performance Certificate

An energy performance certificate and recommendations will be provided upon completion of the property.

The Code for Leasing Business Premises in England and Wales 2007

Please see www.leasingbusinesspremises.co.uk

Asbestos Regulations

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 Control of Asbestos Regulations 2012 (CAR 2012). 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.

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VAT

Under the Finance Acts 1989 and 1997, VAT may be levied on the Rent/Sale price. We recommend that the prospective tenants/purchasers establish the implications before entering into any agreement.

Subject to Contract

Alder King LLP is a Limited Liability Partnership registered in England and Wales. No OC306796. Registered Office: Pembroke House, 15 Pembroke Road, Clifton, Bristol, BS8 3BA. A list of all Members is available at the registered office.

Important Notice

These particulars do not constitute any offer of contract and although they are believed to be correct, their accuracy cannot be guaranteed and they are expressly excluded from any contract.

Viewing Arrangements

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

Alder King Property Consultants

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Kembrey Park
Swindon SN2 8UP

www.alderking.com

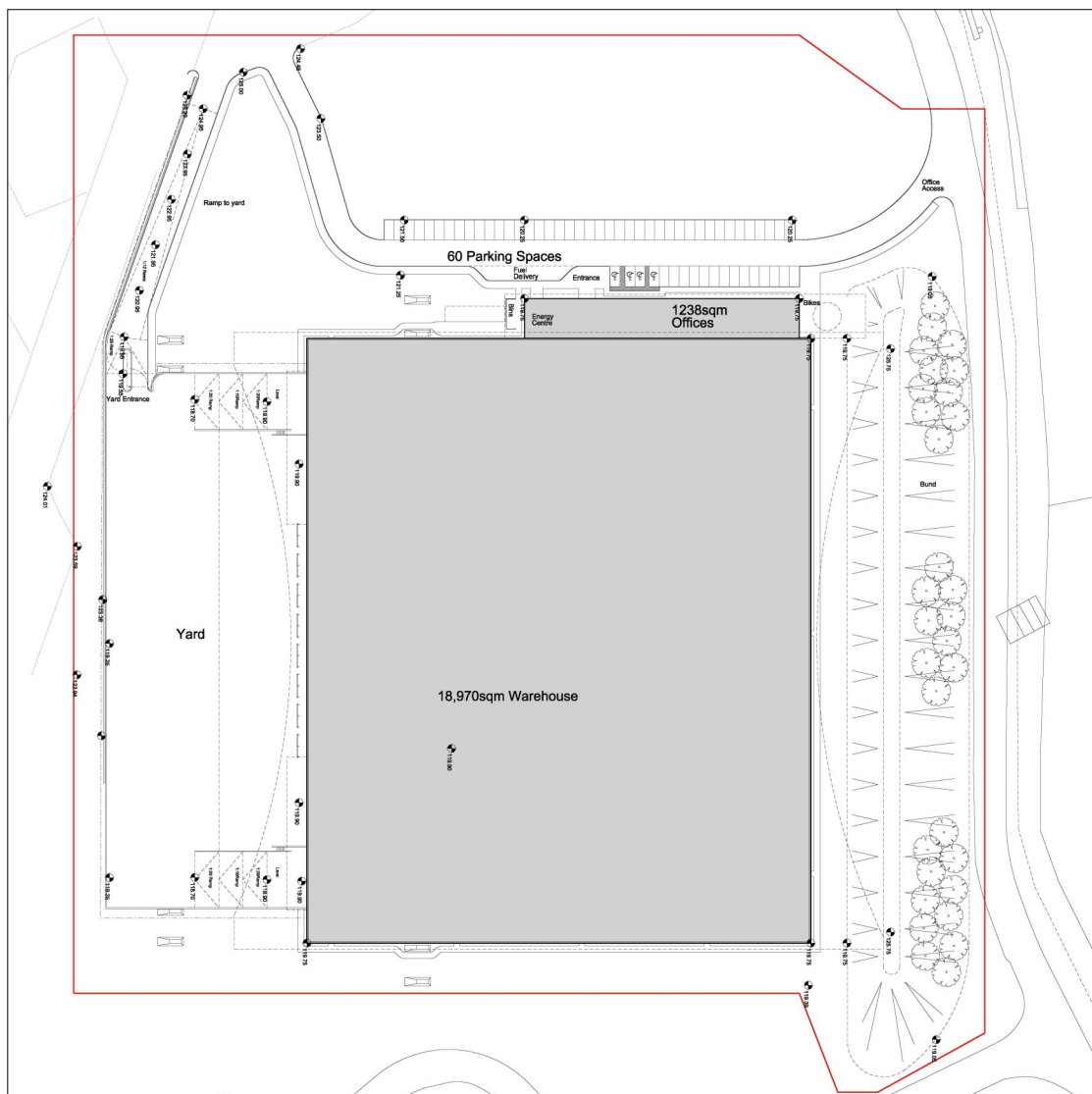
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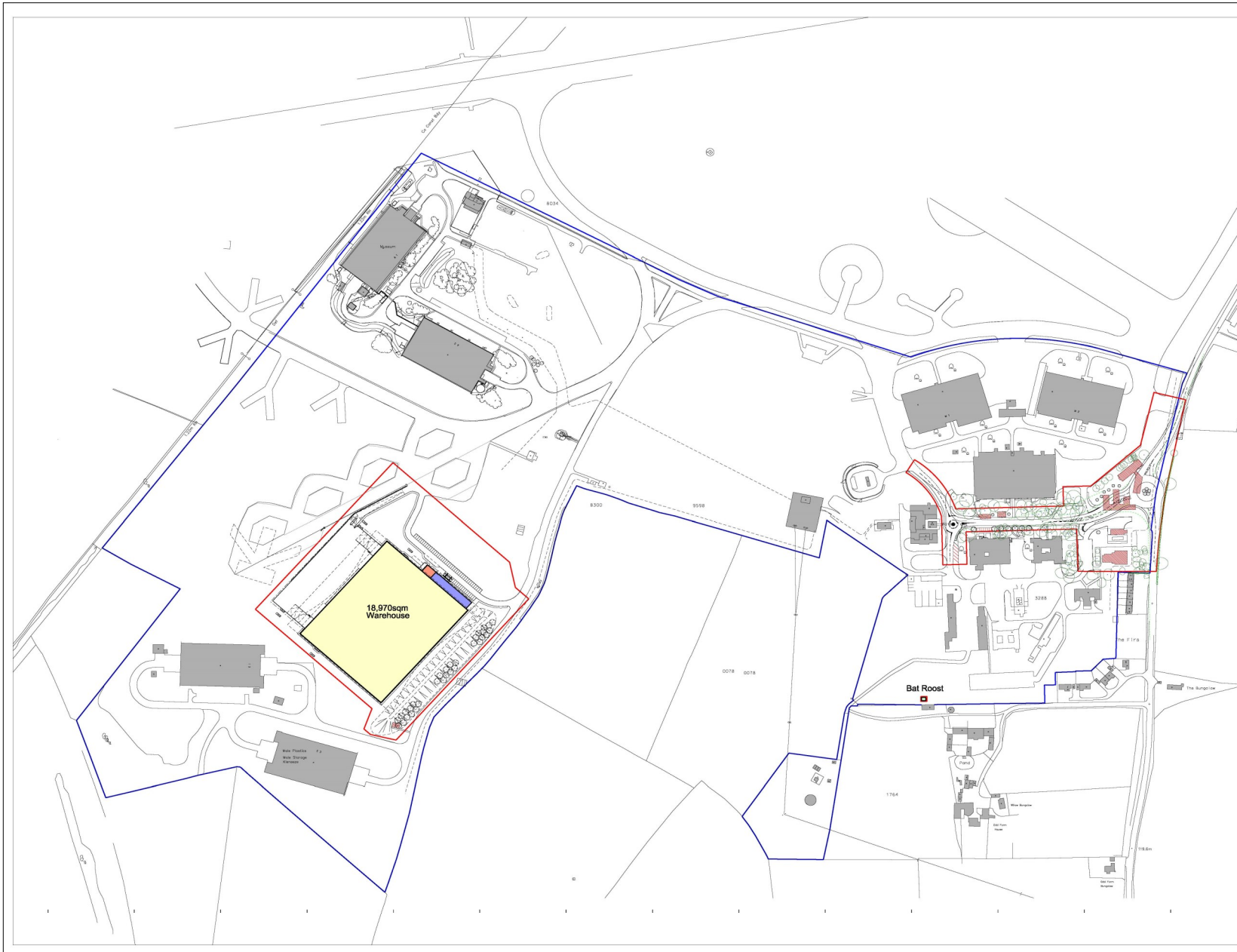
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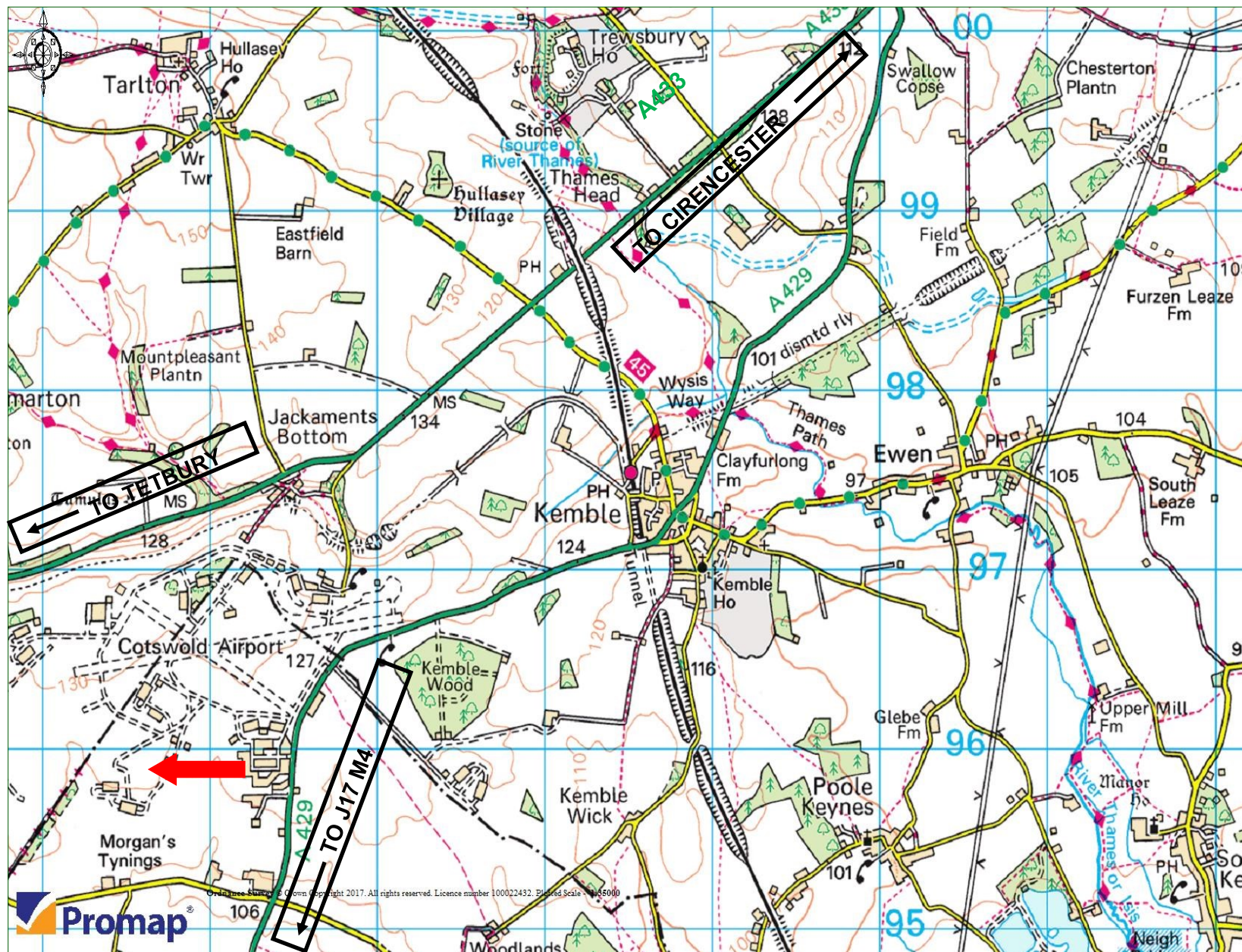
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