TUNGSTEN PARK // CIRENCESTER

COMPLETION EXPECTED Q4 2023

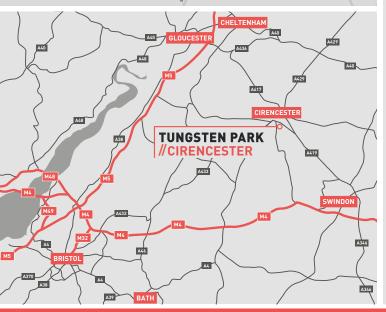
HIGH SPECIFICATION INDUSTRIAL / WAREHOUSE UNITS TO LET - MAY SELL SPRATSGATE LANE, CIRECENCESTER, GL7 1YT

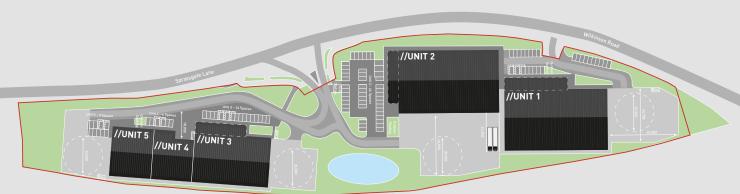
www.tungstenpark.com/cirencester

A Development By

TUNGSTEN PROPERTIES







HIGH QUALITY UNITS

- EXCELLENT OPPORTUNITY FOR LEASEHOLD OR FREEHOLD ACQUISITIONS
- EPC A AND BREEAM EXCELLENT
- DELIVERED BY AWARD WINNING DEVELOPER TUNGSTEN PROPERTIES
- YARD & DESIGNATED PARKING AREAS
- FULL WARRANTY PACKAGES
- MAIN SERVICES PROVIDED
- SUITABLE FOR CLASS E, B2 & B8 USES

UNIT 1	SQ FT	UNIT 2	SQ FT	UNIT 3	SQ FT
GROUND FLOOR	30,500	GROUND FLOOR	30,500	GROUND FLOOR	18,750
FIRST FLOOR	3,000	FIRST FLOOR	2,500	FIRST FLOOR	2,500
TOTAL GIA	33,500	TOTAL GIA	32,500	TOTAL GIA	21,250

UNIT 4	SQ FT	UNIT 5	SQ FT
GROUND FLOOR	8,000	GROUND FLOOR	9,000
FIRST FLOOR	1,850	FIRST FLOOR	2,000
TOTAL GIA	9,850	TOTAL GIA	11,000



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