

# COTSWOLD BUSINESS PARK

## THE JETSTREAM BUILDING

KEMBLE | NR. CIRENCESTER | GL7 6BQ



- Superb new building
- Accessible and strategic location
- Secure site
- Maximum clear height of 14.5m
- 12 loading doors
- Extensive hardstanding
- New roundabout at main entrance/A429
- Energy efficient sustainable building

**TO LET**

WAREHOUSE / DISTRIBUTION / STORAGE  
217,519 SQ FT (20,208 SQ M)



# COTSWOLD BUSINESS PARK



Formerly the home of the Red Arrows, Cotswold Business Park is now a well-established mixed use business park wrapped around Cotswold Airport, an active commercial airfield.

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, Sunbelt Rentals Traffic Management and the Gooseberry Bush Children's Day Nursery.

## THE JETSTREAM BUILDING

Construction will target BREEAM Excellent and an A Rated EPC.

### ACCOMMODATION

The building will provide the following gross internal floor areas:

	sq ft	sq m
Warehouse	204,193	18,970
Ground floor offices	6,663	619
First floor offices	6,663	619
<b>TOTAL</b>	<b>217,519</b>	<b>20,208</b>

## LOCATION

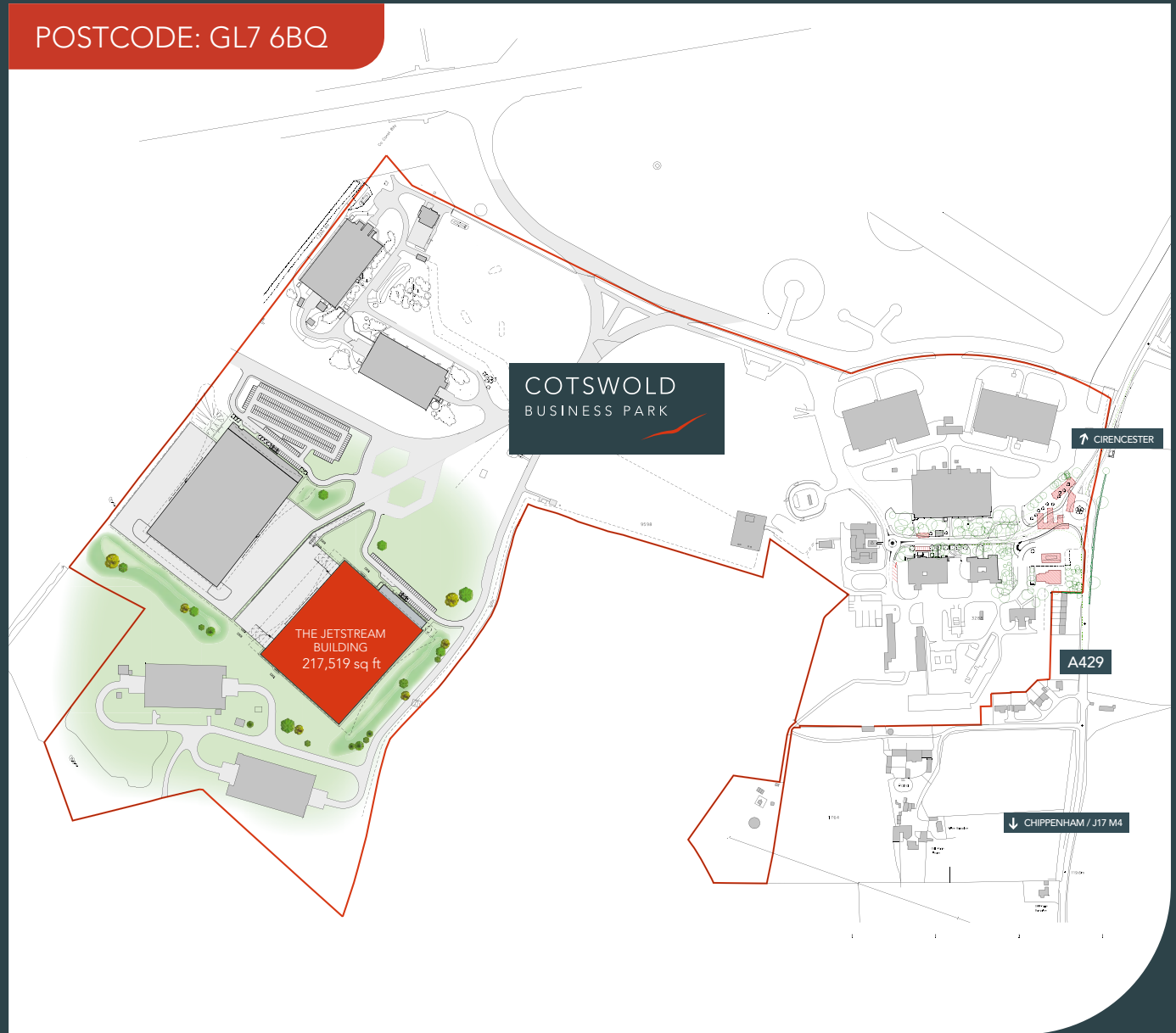
Cotswold Business Park is located approximately 6 miles south west of Cirencester, ideally situated with Gloucester & Cheltenham to the north via the A417/ A419 on to Junction 11A of the M5.

Junction 17 of the M4 leading to Bristol to the West and Swindon, Reading & London to the East is just 11 miles to the south via the A429.

Kemble Railway Station is less than 2 miles away and provides direct access to London Paddington (1 hour 10 minutes), Bristol (40 minutes) and The North.



POSTCODE: GL7 6BQ



# THE JETSTREAM BUILDING

## TERMS

Rent and lease terms are available from the agents.

## BUSINESS RATES

The Valuation Office Agency will assess the Rateable Value of the building on completion.

## PLANNING

The property has consent for B8 Warehouse Storage and Distribution uses.

Planning ref: 16/00320/FUL

## SERVICES

The property is served by electricity, water and drainage.

## LEGAL COSTS

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

## VAT

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

## ANTI-MONEY LAUNDERING REGULATIONS

In accordance with Anti-Money Laundering Regulations, evidence of identity and source of funding will be required from the successful tenant prior to instructing solicitors.



## VIEWING ARRANGEMENTS

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



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