

# FOR SALE/TO LET

MODERN OFFICE/ WORKSHOP FACILITY

Topcon Technology Site- Cirencester Road, Minchinhampton, GL6 9BH



- Freehold or new lease available
- 22,522 Sq. Ft
- Ample Parking
- Guide £2,000,000 or £170,000 PA.



For illustrative purposes.

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## Location

Located on Cirencester Road in the sought-after town of Minchinhampton, Topcon Technology occupies a well-positioned commercial property within easy reach of Stroud, Cirencester and the wider Gloucestershire road network. The property benefits from a prominent setting with good connectivity to the A46, providing convenient access to both the M5 and A417 corridors.

## Description

The unit is of modern construction providing self-contained office accommodation on both ground and first floor levels. The unit further benefits from a large ground floor workshop alongside large external yard space currently used for parking.

The unit and site itself have been very well maintained and provide a good mix of single offices, open plan workspace, meeting and board rooms and large open plan workshop accessible via passenger and roller shutter door.



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**A Rare Opportunity to Acquire an Established Two Storey Office with Adjoining Workshop and 64 Car Parking Spaces.**

## Accommodation (Approx.)

	NIA sq.m	NIA sq.ft
Ground floor office	447.98	4,820
First floor office	446.17	4,801
Ground floor workshop	1199.00	12,901
<b>Total</b>	<b>2,093</b>	<b>22,522</b>
	<b>Acres</b>	<b>Hectares</b>
<b>Total Site Area</b>	<b>1.65</b>	<b>0.67</b>

## Business Rates

Rateable Value: £122,000

Description: Factory and Premises

## Services

- The site benefits from 3 phase electricity
- Hot and cold heating system facilitating offices
- Water and drainage

## Tenure & Occupation

Both the freehold and leasehold are available with full vacant possession as of July 2026.

## Use Class

We understand the property falls under use class E. Any occupier to satisfy they are able to trade under this use class with the local council.

## Guide Price/ Rent

New lease available at £170,000 per annum with terms to be agreed.

Guide price £2,000,000 for the freehold.

## VAT

VAT applicable on all costs unless stated otherwise.

## Legal

Each party is to incur their own legal fees.

## EPC

EPCs are to be commissioned where necessary.

## Viewing

Viewing is by appointment only with the sole selling agents. Contact details on page 5.

## Information Pack

An Information Pack containing a copy of the title information, building information, compliance certification and reports is available upon request. Please view this before arranging an inspection.

**Subject to Contract – March 2026**





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## Contact:

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## Gloucester office:

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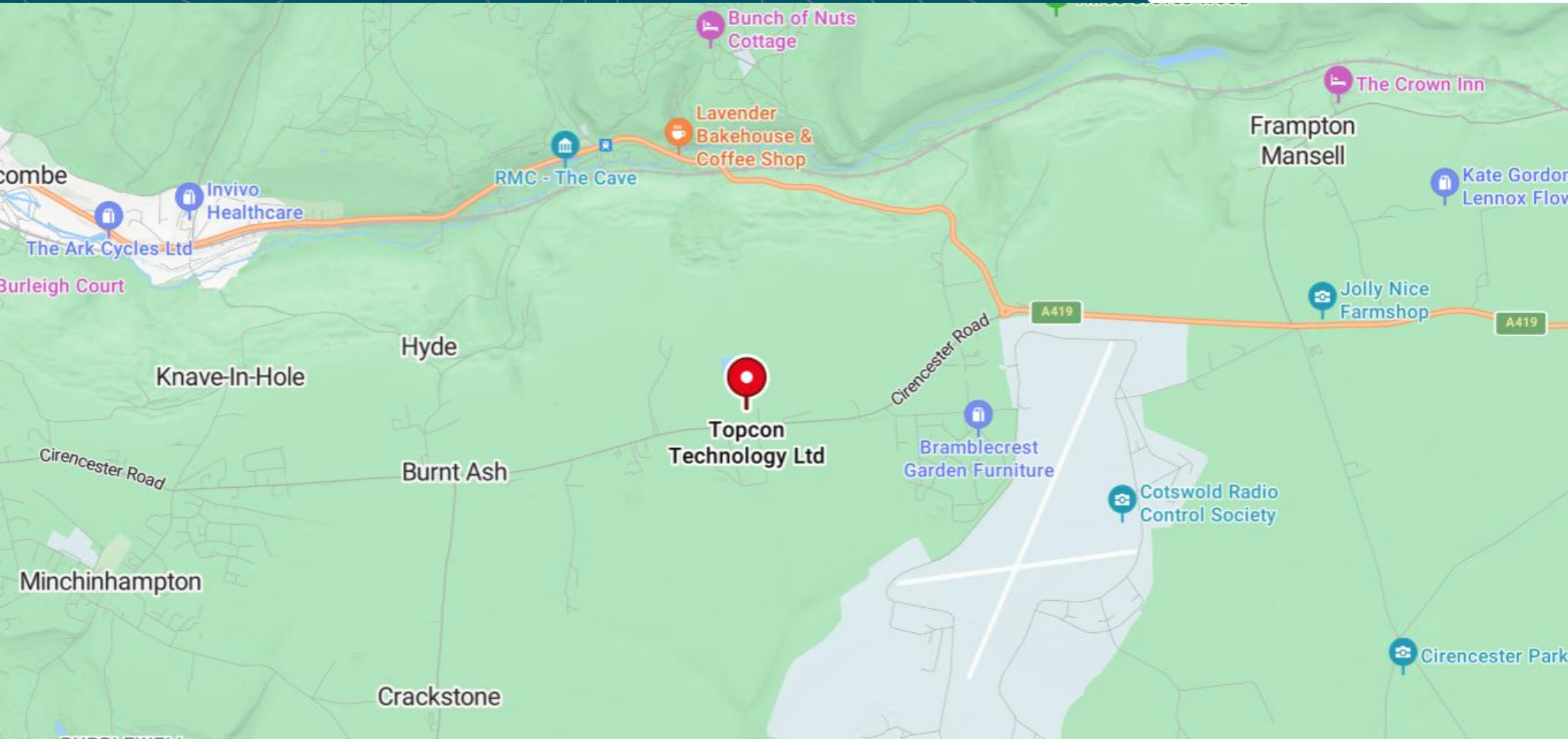
T: 01452 880000



# FOR SALE

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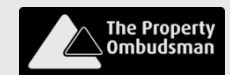
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