

**TO LET** - OFFICE

---

# Suite 25 Watermoor Point

Watermoor Road, Cirencester, GL7 1LF

Furniture shown is indicative



## Key Highlights

- 1,377 sq ft
  - Walking distance to Cirencester town centre
  - On site facilities management team
  - ANPR barriers for additional security
  - Excellent parking
  - High end business lounge
  - Meeting rooms and flexi space to book online
  - Sustainable energy supply
- 

**01793 423344**  
loveday.uk.com

Dammas House, Dammas Lane, Old Town, Swindon, SN1 3EF

**loveday**



## Description

Watermoor Point provides unrivalled office accommodation set in 1 acre of parkland alongside the River Churn.

The property offers occupiers an opportunity to occupy modern flexible office space, benefitting from an impressive business lounge, where members can welcome visitors and collaborate within this shared space. The office offers high quality space benefitting from male, female and accessible WC's and a shared kitchenette facility.

The rendered images attached are indicative.

## Location

Watermoor Point is superbly located in Cirencester fronting the Bristol Road just 5 minutes' drive to the A419 dual carriageway and a short walk into Cirencester Market Place, which offers numerous specialist retailers, cafes, bars and restaurants.

Kemble rail station, located just outside Cirencester, offers a direct rail link to London Paddington of approximately 1 hour.

## Accommodation

The 1st floor office suite comprises the following areas measured from CAD plan on a net internal basis (NIA):

Name	sq ft	sq m	Availability
1st - Offices	1,377	127.93	Available
<b>Total</b>	<b>1,377</b>	<b>127.93</b>	

---

## Viewings

Strictly by prior appointment with the agents.

## Terms

Suite 25 is available on an all inclusive flexible rental package, which can be tailored to suit individual occupiers' specific requirements. The rental is inclusive of furniture (on 12+ month agreements), data and utilities but exclusive of VAT, business rates and in-office cleaning. Further information on costs is available from the agents.

## Legal Costs

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



---

## Contact

### Bradley Forbes

01793 438939

07786 554245

bradley@loveday.uk.com

---

## IMPORTANT NOTICE

Loveday for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract; (ii) no person in the employment of Loveday has any authority to make or give any representation or warranty whatever in relation to this property. Generated on 25/08/2023

