

Lot 7, Unit 1 to 4 The Hidings, Cirencester,

Gloucestershire GL7 1YG

For sale by Auction on 29th October 2026 (unless sold or withdrawn prior)



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Property Information

Well Located Freehold Industrial Investment

- Entirely Let Modern Industrial Estate
- Tenants Include Howden Joinery Limited until 2035
- Approximate Floor area of 1,054.90 sq m (11,354 sq ft)
- Site area of approximately 0.28 Ha (0.68 Acre)
- Site Coverage of approximately 20%
- Situated in a Well Established Industrial Area
- Excellent road connections to M4/M5
- Nearby occupiers include Royal Mail, Corinium Paints, Huws Gray Build Base, Halfords, Wickes, Aldi, Tesco Superstore, KFC & McDonalds.

Lot

7

Auction

29th October 2026

Rent

£110,800 per Annum Exclusive
Rising to £116,300 pax in April 2027

Sector

Industrial, Warehouse

Status

Available

Auction Venue

Live Streamed Auction

Location

Miles

1.5 miles south of Cirencester, 11 miles north west of Swindon, 14 miles south east of Cheltenham

Roads

M4, M419, A417, A429

Rail

Kemble Railway Station (services to London Paddington)

Air

Bristol Airport

Situation

Cirencester is an affluent and attractive market town and commercial centre within the Cotswolds, serving a wide surrounding rural area. The town has a strong retail and employment base, with a range of commercial and industrial locations to the south and east of the town.

The property is situated on the well established Love Lane Industrial Estate, approximately 1.5 miles south of Cirencester town centre. The A419/A417 dual carriageway is approximately 2.5 miles to the east of the property, providing excellent access to Junction 15 of the M4 to the south and Junction 11A of the M5 at Gloucester. The surrounding area comprises an established commercial location incorporating Love Lane, Cricklade Road and Metric Trade Park, with a mix of industrial, trade and retail uses.

Nearby occupiers include Royal Mail, Corinium Paints, Huws Gray Build Base, Halfords, Wickes, Aldi, Tesco Superstore, KFC & McDonalds.

Tenure

Freehold.

Description

The property is a modern industrial estate comprising four industrial units, three of which benefit from first floor accommodation. Each unit benefits from Vehicle accessible loading doors, an eaves height of approximately 5.6m (19 ft) and EV charging points

The property benefits from a secure yard area with gated access and car parking and a site area of approximately 0.28 Hectare (0.68 Acre) with a low site coverage of 20%.

VAT

Please confirm

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Tenancy & Accommodation

Address	Floor	Use	Floor Areas sq m (1)	Floor Areas sq ft (1)	Tenant	Term	Rent p.a.x.	Rent Review (Reversion)
Unit 1	Ground First	Warehouse/Office Office/Ancillary	261.85 123.08	(2,818) (1,324)	SOUTH WESTERN SPECIALISED TAPE LIMITED (CRN 02989512) t/a South Western Specialised Tapes (2)	10 years from 01/06/2022 (2)	£44,500	25/03/2027 (31/05/2032)
Unit 2	Ground	Warehouse	145.19	(1,562)	HOWDEN JOINERY LIMITED (CRN 00526923) (3)	7 years from 29/09/2026	£22,300	29/09/2026, 29/09/2031 (31/08/2033)
Unit 3	Ground First	Warehouse/Office Office	214.60 76.34	(2,309) (821)	BURKERT UK LIMITED (CRN 00831741) t/a Burkert UK (4)	Approx. 17 years from 18/11/2020 (4)	£20,000 rising to £25,500 in April 2027	- (31/03/2037)
Unit 4	Ground First	Office Office/Warehouse	205.00 28.84	(2,206) (310)	INDIVIDUAL	6 years from 24/08/2026 (5)	£24,000	24/08/2029 (23/08/2032)
Total approximate floor area			1,054.90	(11,354)			£110,800 rising to £116,300pax in April 2027	

(1) The floor areas stated above are those published by the Valuation Office Agency (www.voa.gov.uk).

(2) As to Unit 1, South Western Specialised Tape Limited is a specialist supplier of adhesive tape solutions, established in 1977 and based in Cirencester since 2001 (Source: <https://swst.co.uk/>). The lease provides for a tenant option to determine the lease on 01/06/2027.

(3) As to Unit 2, for the year ending 29th December 2024, Howden Joinery Properties Limited reported a turnover of £2,359,042 and pre-tax profits of £373,250 (Source: Companies House, accessed 23/09/2026). Howden Joinery Limited is a leading UK trade supplier of kitchens, joinery and hardware, established in 1995 with more than 850 depots across the UK (Source: <https://www.howdens.com/>).

(4) As to Unit 3, for the year ending 31st December 2025, Burkert UK Limited reported a turnover of £20,454,000 and a pre tax profit of £2,122,000 (Source: Companies House, accessed 23/09/2026). Bürkert UK Limited is part of Bürkert Fluid Control Systems, a global manufacturer of fluid control systems and equipment, with its UK headquarters in Cirencester. (Source: <https://www.burkert.co.uk/en>). The unit is let for a term of approximately 17 years by virtue of a lease for a term from 18th November 2020 until 31st March 2027 and Reversionary lease for a term of 10 years from 1st April 2027 until 31st March 2037 at a rent reserved of £25,500per annum exclusive. The Reversionary lease has been agreed but not yet completed. It is anticipated that the Reversionary lease will be completed prior to the Auction date. The draft copy of the lease is available in the Legal Pack.

(5) As to Unit 4, the lease provides for a tenant option to determine the lease on 24/08/2028 and again on 24/08/2030.

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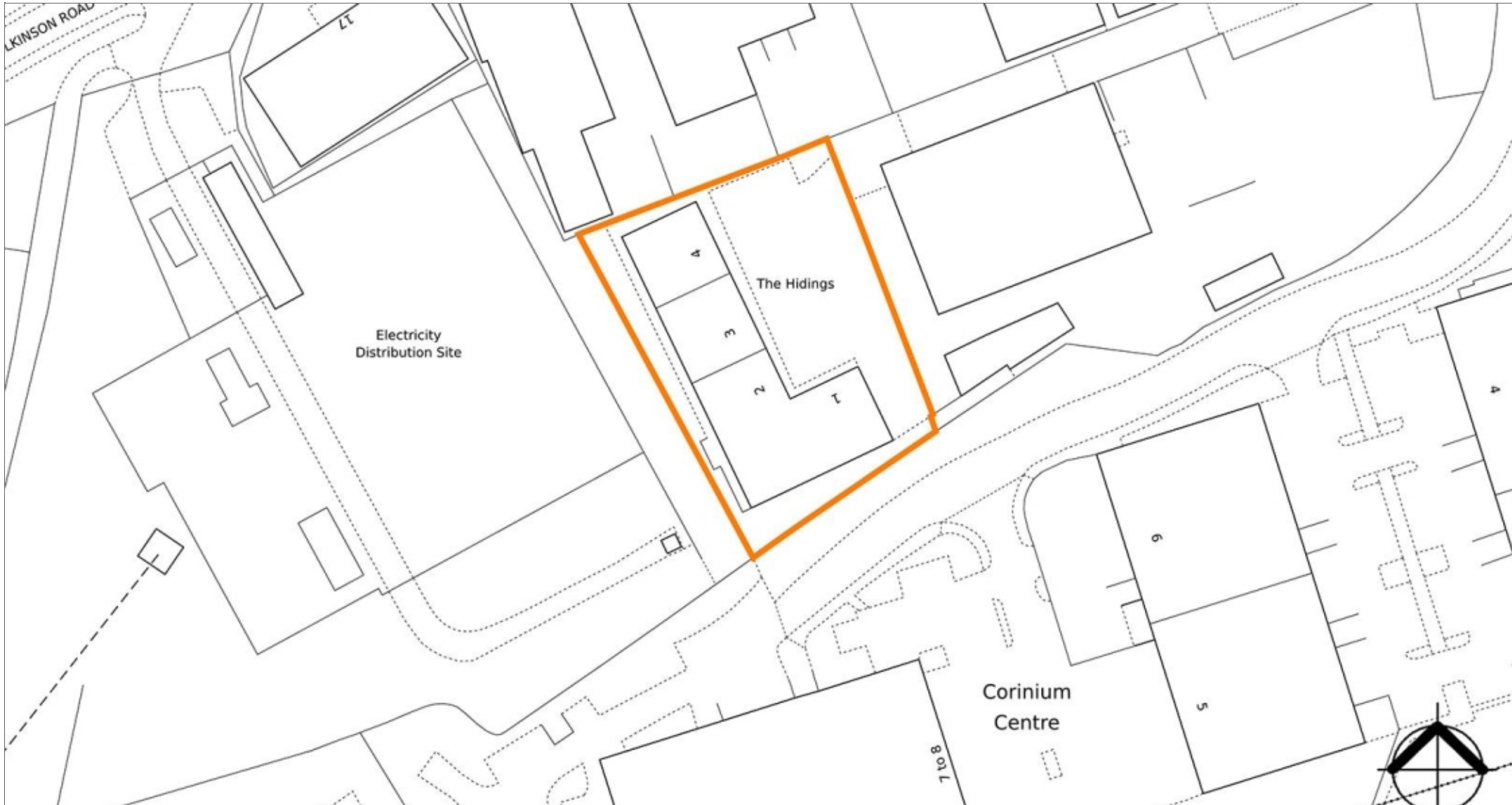
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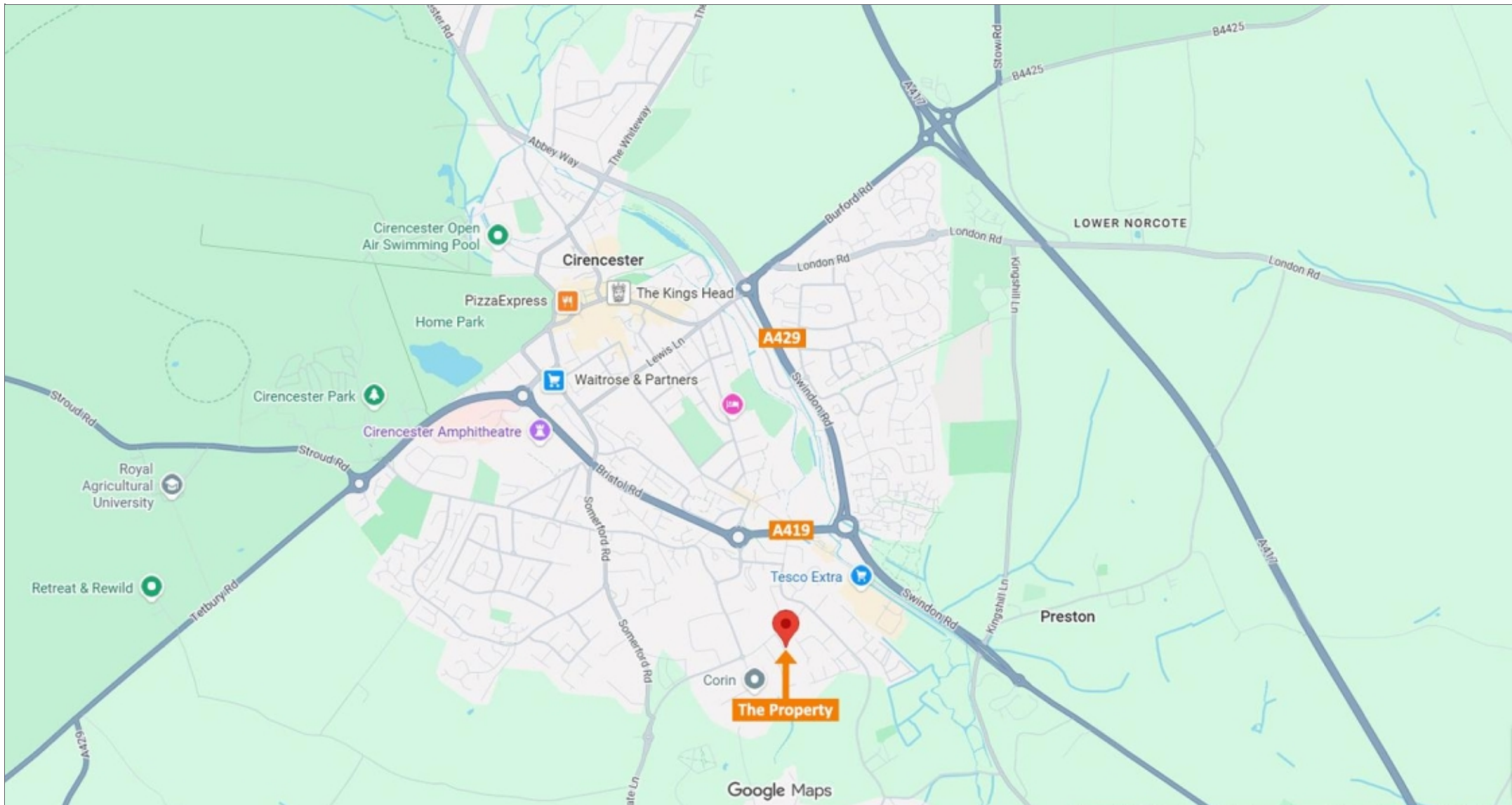
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2026