

**Lot 25, Lumley House, 56 Elliott Road, Love Lane Industrial Estate, Cirencester,
Gloucestershire GL7 1YS**

For sale by Auction on 29th October 2026 (unless sold or withdrawn prior)



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Property Information

Freehold Modern Office Investment

- Let to Lumley Insurance Limited on a renewed 10-year lease until 2036
- No Break Options
- Tenant in Occupation since 2016
- Well Appointed Air Conditioned Office Building
- Situated within the Established Love Lane Industrial Estate
- Approximately 38 Car Parking Spaces. Ratio 1:140 sq ft
- Excellent Communications to M4 and M5 Motorways
- Nearby Occupiers include Wickes, Halfords, Travis Perkins, Howdens and Toolstation

Lot
25

Auction
29th October 2026

Rent
£70,000 per Annum Exclusive

Status
Available

Sector
Office

Auction Venue
Live Streamed Auction

Location

Miles 1 mile south-east of Cirencester Town Centre, 14 miles north-west of Swindon, 16 miles south-east of Gloucester

Roads A419, A417, M4 (J15), M5 (J11A)

Rail Kemble Railway Station

Air Bristol Airport

Situation

Cirencester is an historic and affluent market town situated in the Cotswolds, approximately 14 miles north-west of Swindon and 16 miles south-east of Gloucester.

The property is situated on Elliott Road within the well established Love Lane Industrial Estate, approximately 1 mile south-east of Cirencester town centre.

Nearby occupiers include Wickes, Halfords, Travis Perkins, Howdens and Toolstation, together with a range of other commercial and trade occupiers.

Tenure

Freehold.

EPC

Band C.

Description

The property comprises a modern and attractive self-contained building, providing well-appointed office accommodation on ground and first floors. The offices benefit from being Air Conditioned and from flexible office floor plates.

The property also benefits a site area of 0.26 Hectares (0.63 Acres) with a low site coverage of 10% and approximately 38 on-site car parking spaces with a high car parking ratio of approximately 1:140 sq ft. The property may offer potential for alternative uses or redevelopment, subject to obtaining all necessary consents.

VAT

VAT is applicable to this lot.

DISCLAIMER

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Tenancy & Accommodation

Floor	Use	Floor Areas sq m	Floor Areas sq ft	Tenant	Term	Rent p.a.x.	Rent Review (Reversion)
Ground First	Office Office	249.90 238.89	(2,689) (2,570)	LUMLEY INSURANCE LTD (CRN 02813133) (2)	10 Years from 30/09/2026	£70,000	30/09/2031 (29/09/2036)
Total Approximate Floor Areas		488.79 (1)	(5,259) (1)			£70,000	

(1) The commercial floor areas stated above are those published by the Valuation Office Agency/HMRC (www.voa.gov.uk).
 (2) Lumley Insurance Ltd (CRN 02813133) were incorporated in 1993 and are an independent, family-owned insurance broker specialising in insurance for high-value homes, heritage properties and luxury assets. Established in 1993, the company operates from offices in Cirencester and London (www.lumleyinsurance.co.uk).

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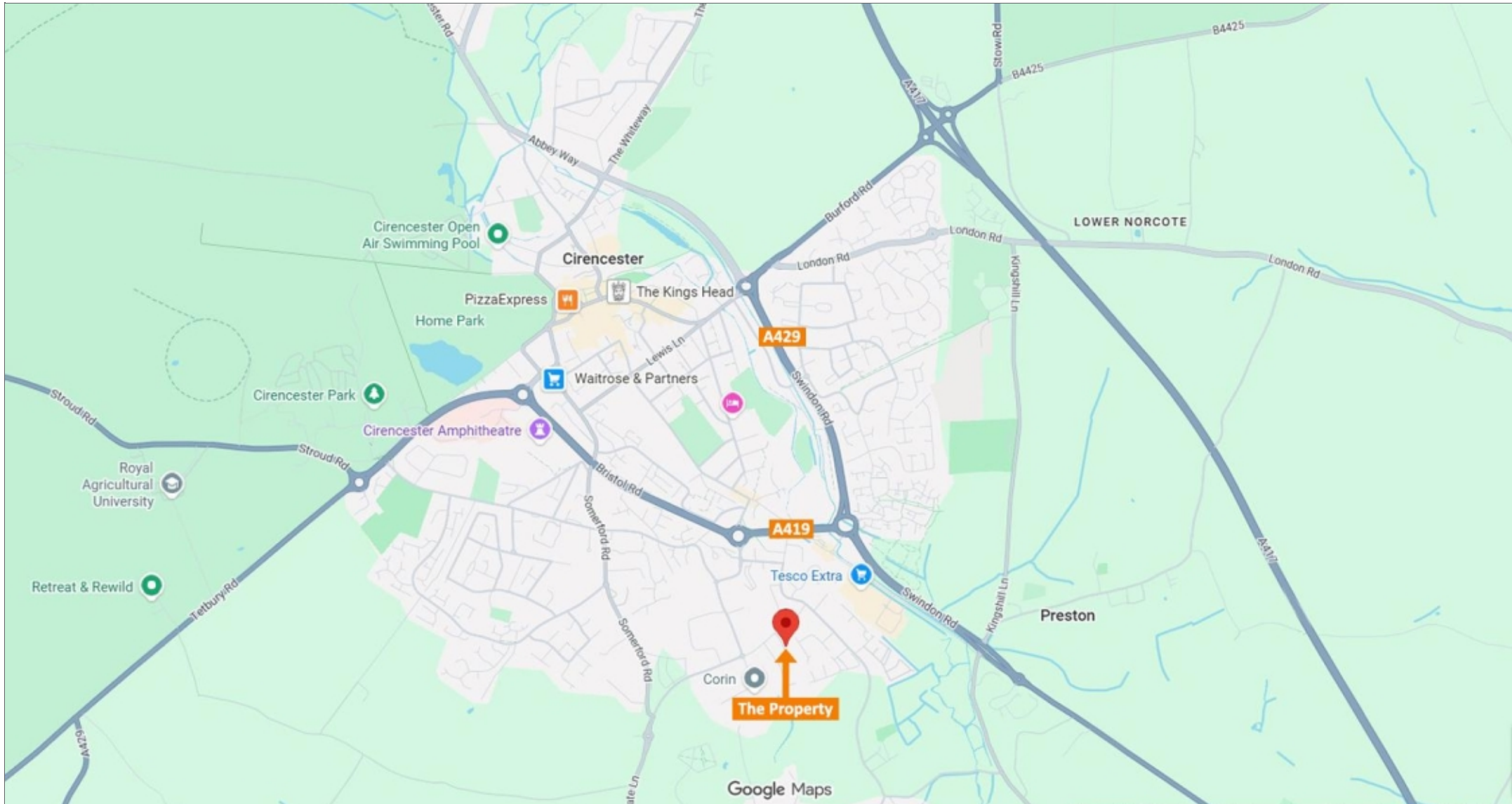
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2026