



5, The Mews, Cricklade Street, Cirencester,
TO LET £8,000 p.a.x. (with 1 car parking space)

marriotts
property llp

5, The Mews

Cricklade Street, Cirencester, Glos, GL7 1HY

£8,000 p.a.x. (with 1 car parking space)

LOCATION

Situated set back from Cricklade Street, a short walk due south of The Market Square, the office is located across a first floor in a quiet and tranquil position at the rear of a small mews office development.

DESCRIPTION

Access via a private mews entrance directly off Cricklade Street the premises are located across a first floor and comprise a large open-plan office at the rear of the main building. With excellent natural light provided by 4 sash windows the office also benefits from gas fired central heating, Cat 2 lighting, carpet and character features including exposed beams and stonework. Shared WC's and kitchen facility are located on the first floor.

1 dedicated parking space is provided within easy walking distance of the premises.

ACCOMMODATION

The following dimensions are approximate only:

Ground Floor - Shared entrance & Stairs.

First Floor

Office: 36'4" x 16'7"

Landing: Ladies & Gents WC's & kitchen

Total N.I.F.A. approx. 608 sq.ft. (56.5 sq.m.)

TENURE

A new Business Lease is available under internal repairing terms to be excluded from the Landlord & Tenant Act 1954. A 3 month rent deposit is required.

INSURANCE

The Landlord insures the building and recharges this cost to the Tenant.

SERVICE CHARGE

A service charge is payable, this being the Tenant's

contribution towards the cost of services to the common parts, including cleaning, insurance, heating and lighting.

BUSINESS RATES

Rateable Value: £4,700.00

Small Business Rates Relief / exemption may be available.

ENERGY PERFORMANCE CERTIFICATE

The property has a EPC rating of C.

LOCAL AUTHORITY

Cotswold District Council

Tel: 01285 623000

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