



Suite A, Globe House, Cirencester Business Centre, Love Lane, GL7 1YG - TO LET £3,750 p.a.x.

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property llp

Suite A, Globe House, Cirencester Business Centre

Cirencester, Glos, GL7 1YG

£3,750 p.a.x. with 2 dedicated parking spaces

LOCATION

Located approximately 1.5 miles south of Cirencester's town centre, Globe House is prominently situated overlooking the public highway on the corner of Love Lane and Elliott Road.

DESCRIPTION

Ideally suited for an independent user Suite A comprises a well-proportioned single office located on the first floor at the front of the building overlooking Love Lane. The office enjoys Cat2 lighting, carpets, gas fired central heating and good natural light. A large kitchen facility and ladies and gents toilets are provided, these services are shared with the other first floor occupiers. To the exterior rear of the building is a private car park within which are two dedicated car parking spaces (top to tail).

ACCOMMODATION

Ground Floor
Entrance Foyer with stairs to first floor.
First Floor
Office: 15'7"max x 15'4"max
Shared WC's:
Shared Kitchen:

Total N.I.F.A. approx. 221 sq.ft. (20.5 sq.m.)

TENURE

A new Business Lease is available under internal repairing terms. A £1,000.00 deposit is required.

SERVICE CHARGE

£50.00 + VAT is payable on account monthly in advance to cover the cost of electricity & gas & maintenance of the shared facilities.

INSURANCE

Buildings Insurance - £50.00 per annum.

BUSINESS RATES

Rateable Value: £1,875.00

Note: Small Business Rates Relief / Exemption may be available.

VAT

VAT is payable on rent, insurance and service charge.

ENERGY PERFORMANCE CERTIFICATE

The property has a rating of C 73.

LOCAL AUTHORITY

Cotswold District Council
Tel: 01285 623000

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