



1st Floor Offices, Cowley House, Black Jack
Street, Cirencester, Glos - TO LET £8,500 p.a.x.

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property llp

1st Floor Offices, Cowley House, Black Jack Street Cirencester, Glos, GL7 2AA

£8,500 p.a.x. (Offices May Split)

LOCATION

Cowley House is situated midway on Black Jack Street between Knead Bakery and LOLA ladies fashion shop, a short walk from Cirencester's Market Square.

The premises are ideally located in easy reach of Cirencester's variety of shops, cafes, restaurants, banks and Post Office.

DESCRIPTION

The premises comprise 5 offices located across the first floor of Cowley House, overlooking Black Jack Street and Jesse's Stable Yard at the rear. The offices benefit from gas fired central heating and spot and strip lighting. Independent toilet and kitchenette facilities are provided.

VAT is not payable.

ACCOMMODATION

The following dimensions are approximate only:

Ground Floor

Shared entrance off of Black Jack Street & Stairs.

First Floor

Office 1: 13'2"max x 8'2" average

Office 2: 7'9" x 7'2"

Office 3: 13'4" x 13'1"

Office 4: 13'2" max x 11'9" average

Office 5 (rear): 15'9" x 11'7"

Kitchenette: 9'10" x 2'2"

WC:

Total N.I.F.A. approx. 706 sq.ft. (65.5 sq.m.)

TENURE

A new 3 year lease is available under internal repairing terms, with a Tenant option to break with 3 calendar month's notice on or after 12 months.

A 3 month deposit is required.

UTILITIES

Utilities are recharged based on the % of floor area occupied within the building as a whole.

BUILDINGS INSURANCE

£350.00 per annum.

BUSINESS RATES (currently rated in 2 parts)

Rateable Values: £4,650.00 & £1,800.00

Rates relief / exemption may be available.

EPC rating TBC.

LOCAL AUTHORITY

Cotswold District Council Tel: 01285 623000

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