



Office S1 & Office S2, Cowley House, Black Jack Street, Cirencester - TO LET £4,000 & £4,500 p/a

# Office S1 & Office S2, Cowley House, Black Jack Street Cirencester, Glos, GL7 2AA

£4,000 & £4,500 per annum inclusive of utilities

## 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 two single offices located on the second floor at the front of Cowley House, overlooking Black Jack Street. The offices benefit from gas fired central heating, spot lighting and carpets. Shared toilet facilities are provided for in The Stable Yard shopping arcade behind Cowley House.

A 3 month deposit is required.

## ACCOMMODATION

The following dimensions are approximate only:

Ground Floor

Shared entrance off of Black Jack Street & Stairs.

Second Floor

Office S1: 14' max x13'8" max

Office S2: 16'x 14'4"

Externally

Shared toilet facilities are provided in The Stable Yard Shopping Arcade at the rear.

Total N.I.F.A. approx. 172 sq.ft. & 187 sq.ft.

## TENURE

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

## UTILITIES & BUILDINGS INSURANCE

All reasonable use of utilities & buildings insurance are included in the rent.

## BUSINESS RATES

Rateable Values:

Office S1 £970.00

Office S2 £1,225.00

Small Business Rates Relief / exemption may be available.

VAT is not payable.

## LOCAL AUTHORITY

Cotswold District Council

Tel: 01285 623000

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