



Northway House West, The Forum, Cirencester,  
TO LET £15,000 p.a.x. (with 3 car parking spaces)

# Northway House West

## Cricklade Street, Cirencester, Glos, GL7 2QY

£15,000 p.a.x. (with 3 car parking spaces) - 3 Months Rent Free Available

### LOCATION

Northway House West is prominently located close to the junction of Northway and Dyer Street, situated due north of The Forum car park. Cirencester's Market Place is situated less than 100 meters to the north-west of the building and offers a variety of shops, cafes, national banks and a Post Office. The premises are located across a first floor with an entrance directly onto Northway.

### DESCRIPTION

Access via its own ground floor entrance and foyer the office suite is situated across a first floor. The premises comprise a large open-plan office, with additional partitioned offices within, meeting room/ office at the rear, plus kitchen and ladies and gents toilets. The offices also benefit from gas fired central heating, Cat 2 lighting, carpet and a large sky light to the main office providing good natural light.

3 dedicated parking spaces are provided in the private car park at the rear of the building. (Note 1 space has restrictive dimensions)

### ACCOMMODATION

The following dimensions are approximate only:

Ground Floor - Entrance Foyer & stairs.

First Floor

Office 1: 54' max x 21'11" average

Office 2: 20'10" x 13'4"

Kitchen: 7'7" x 7'7"

Ladies & Gents WC's

Total N.I.F.A. approx. 1,527 sq.ft. (141.8 sq.m.)

### TENURE

A new Business Lease for a minimum term of 3 years is available under internal repairing terms to be excluded from the Landlord & Tenant Act 1954. VAT is payable. A 3 month rent deposit is required.

### SERVICE CHARGE

Based on 30.1% of total cost of services to common parts will be payable to the Landlord. The service charge will be capped at £1,000 in year 1.

### BUILDINGS INSURANCE

The annual buildings insurance is approx. £400 p/a.

### BUSINESS RATES

Rateable Value: £14,000.00

Small Business Rates Relief may be available.

### ENERGY PERFORMANCE CERTIFICATE

The property has a EPC rating of C.

### LOCAL AUTHORITY

Cotswold District Council. Tel: 01285 623000

IMPORTANT NOTICE: Marriotts for themselves, their joint agents (if applicable) and for the vendors, assignors or lessors of this property whose agents they are, give notice that (i) these particulars are prepared in good faith and are set out as a general outline only for the guidance of intended purchasers, assignees or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to services or to condition and necessary permissions for use and occupation, and other details are given without responsibility, and any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) the agents have no authority to give any representation or warranty whatsoever in relation to this property; (iv) unless stated otherwise, all figures quoted are exclusive of VAT. Interested parties should take independent advice as to the VAT position of this property.

**marriotts**  
property llp

Cirencester  
45 Dyer Street  
Cirencester Glos  
GL7 2PP

T: 01285 647333  
E: [property@marriotts.co.uk](mailto:property@marriotts.co.uk)

[www.marriotts.co.uk](http://www.marriotts.co.uk)

