



Suite 3B, 15 Gosditch Street, Cirencester, Glos,
GL7 2AG

marriotts
property llp

Suite 3B

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£6,000 per annum exclusive

LOCATION

Suite 3B is located in a quiet yet central part of the town set back from the public highway on Gosditch Street, approximately 120m due north of The Market Square. The offices are situated across a first floor at the rear of a handsome Grade II Listed building.

DESCRIPTION

Situated across a first floor the premises offer good quality office space spread across two rooms. The offices benefit from Cat2 lighting, good natural light and gas fired central heating, with carpet throughout. Separate shared Ladies and Gents toilet facilities are provided for on the ground and first floors.

To the exterior rear of the building is a private car park within which 2 dedicated parking spaces are provided.

VAT is not payable.

ACCOMMODATION

Ground Floor

Shared Entrance Hall and stairs

Shared Gentleman's Cloakroom

First Floor -

Office 1: 19'8" x 14'9"

Office 2: 11'9" x 9'9"

Shared Ladies Cloakroom

Total N.I.F.A. approx. 413 sq.ft. (38.3 sq.m.)

TENURE

A new lease is available under internal repairing terms. A 3 month deposit is required.

UTILITIES

All utilities will be the responsibility of the tenant.

Electricity and gas will be recharged by the landlord based on the percentage of the offices within Suite 3

as a whole.

SERVICE CHARGE

£425.00 per annum payable quarterly in advance to cover the cost of heating, lighting, insurance, cleaning & maintenance of communal areas and car park.

BUSINESS RATES

Rateable value is to be assessed.

LOCAL AUTHORITY

Cotswold District Council

Tel: 01285 623000

EPC

The offices have a D rating.

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