



Ground Floor Left, Queen Anne House,
TO LET £600 pcm (Flexible breaks available)

marriotts
property llp

Ground Floor Left, Queen Anne House

66 Cricklade Street, Cirencester, Glos, GL7 1JN

£600 pcm (Flexible breaks available)

LOCATION

Situated on Cricklade Street, a short walk due south of The Market Square, the offices are located across the ground floor of a handsome Grade II Listed building which once formed part of an old brewery complex originally located at the site.

DESCRIPTION

The suite is located across the ground floor and offers a comfortable, bright & quiet working environment in this popular office building. The premises comprise two well proportioned offices to the front & rear of the building with additional storeroom. The suite benefits from good natural light, carpets throughout, gas fired central heating, intruder & fire alarms, Cat 2 style & spot lighting & its own kitchenette. Shared W.C. facilities are located on the first and second floors.

ACCOMMODATION

The following dimensions are approximate only:
Ground Floor - Shared entrance & Stairs.
Office 1 (Front): 16' x 14'max
Office 2 (Rear): 17'7"av x 13'av
Storeroom: 11'10" x 5'8"
1st Floor Landing: Ladies & Gents WC's
Total N.I.F.A. approx. 521 sq.ft. (48.4 sq.m.)

TENURE

A new 3 year lease is available under internal repairing terms, with a Tenant option to break with 6 calendar month's notice at any time. A 3 month deposit is required.

UTILITIES

Electricity and gas will be recharged to the tenant based on the % of the floor area occupied within the building as a whole (equating to 20%).

SERVICE CHARGE

Approx. £62 pcm towards the cost of services to common parts, including cleaning, alarm, buildings insurance and lighting.

BUSINESS RATES

Rateable Value: £5,700.00

Small business rates relief / exemption may be available.

VAT is payable.

ENERGY PERFORMANCE CERTIFICATE

The property has a EPC rating of D.

LOCAL AUTHORITY

Cotswold District Council, Tel: 01285 623000



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