



2nd Floor Office, 6-8 Dyer Street, Cirencester,  
Glos, GL7 2PF - TO LET £390 pcm inclusive

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property llp

# 2nd Floor Office, 6-8 Dyer Street Cirencester, Glos, GL7 2PF

£390 pcm inclusive (2 month rent free available stc)

## LOCATION

The premises are situated at the lower end of the Market Square above Danish Wardrobe ladies fashion shop and Brook Taverner Menswear, with an independent access directly onto the Market Square.

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

## DESCRIPTION

Situated on the second floor at the front of building the office benefits from good natural light provided 3 windows. The premises enjoys electric heating, air-conditioning, spot lighting, shared modern kitchenette facilities (with cooker & fridge), toilets on both the first and second floors, intruder alarm, plus a shower facility.

A free Wi-Fi connection is also available.

## ACCOMMODATION

Ground Floor

Entrance Foyer with stairs to first & second floors.

First Floor

Shared Ladies & Gents WC's: (including shower facility)

Kitchenette:

Second Floor

Office: 19'av x 9'9''av

Shared Ladies & Gents WC's & Kitchenette:

Total N.I.F.A. approx. 244 sq.ft. (22.6 sq.m.)

## TENURE

A new 12 month lease is available under internal repairing terms, with a Landlord & Tenant option to break with 1 calendar month's notice at any time. A 1 month deposit is required.

## UTILITIES & BUILDINGS INSURANCE

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

## BUSINESS RATES

Business Rates are included within the rent.

## VAT

VAT is payable in addition to the rent and deposit.

## ENERGY PERFORMANCE CERTIFICATE

The property has a D rating of 88.

## LOCAL AUTHORITY

Cotswold District Council

Tel: 01285 623000

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