



First Floor Offices, Abberley House, Cirencester,
TO LET - Rents from £3,000 p/a (including utilities)

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1st Floor Offices 1-6, Abberley House

Park Street, Cirencester, Glos, GL7 2BX - (Single offices or suites)

Rents from £3,000 p/a (including utilities)

LOCATION

The premises are situated on Park Street adjacent to The Corinium Museum, a short walk west of the Market Square. The ground floor doorway leading to the offices will be found on the right-hand side as you enter the Museum's main entrance foyer.

DESCRIPTION

Abberley House is an impressive period Grade II Listed building located on the junction between Park Street and Black Jack Street close to the centre of the town. The premises are situated across the first floor of the building and provide 7 single offices available individually or in various configurations. The offices enjoy electric heating, LED lighting, carpets, shared kitchen and shared separate ladies and gents toilets. Principal offices also benefit from door entry intercom to the ground floor entrance.

ACCOMMODATION

The following dimensions are approximate only:

Shared entrance & Stairs.

Office 1: 288 sq.ft. - LET.

Office 1A: 159 sq.ft. - £3,400 p/a

Offices 2 & 3: 250 sq.ft. - £5,500 p/a

Office 4: 211 sq.ft. - £4,500 p/a

Office 5: 110 sq.ft. - £3,000 p/a

Office 6: 362 sq.ft. - £7,750 p/a

Kitchen & Ladies & Gents WC's

Total N.I.F.A. approx. 1,221sq.ft. (113.4 sq.m.)

VAT is not payable.

TENURE

New 3 year leases are available under internal repairing terms, with a Landlord & Tenant option to break on or after 12 months with 3 month's notice. A 3 month deposit is required & a £300 + VAT

contribution to Landlord's legal costs.

UTILITIES & BUILDINGS INSURANCE

All reasonable use of utilities & buildings insurance is included in the rent. The rent will increase by 10% annually to cover rising costs of utilities.

BUSINESS RATES

The Offices are to be independently assessed. Small business rates relief / exemption may be available.

ENERGY PERFORMANCE CERTIFICATE

The property has a EPC rating of E.

LOCAL AUTHORITY

Cotswold District Council, Tel: 01285 623000

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