



Suite 5, 15 Gosditch Street, Cirencester, Glos, GL7
2AG - TO LET £2,750 p.a.x. with parking

marriotts
property llp

Suite 5, 15 Gosditch Street Cirencester, Glos, GL7 2AG

TO LET £2,750 p.a.x. with 1 dedicated parking space

LOCATION

Suite 5 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 office is situated across a second floor at the rear of a handsome Grade II Listed building.

DESCRIPTION

Situated across a second floor the premises offer a good quality single office which benefits from florescent strip 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 1 dedicated parking space is provided.

VAT is not payable.

ACCOMMODATION

Ground Floor
Shared Entrance Hall and stairs
Shared Gentleman's Cloakroom
First Floor
Shared Ladies Cloakroom
Second Floor
Office: 20'3" x 10'1"
Total N.I.F.A. approx. 203 sq.ft. (18.8 sq.m.)

TENURE

A new 12 month Licence 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 office within the building as a whole.

SERVICE CHARGE

£200.00 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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