



4, The Mews, Cricklade Street, Cirencester, Glos,
GL7 1HY - TO LET £7,000 p.a.x.

marriotts
property llp

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LOCATION

Situated set back from Cricklade Street, a short walk due south of The Market Square, the offices are located across a first floor in a quiet and tranquil position within a small mews office development.

DESCRIPTION

Access via a private mews entrance directly off Cricklade Street the premises are located across a first floor and comprise two offices overlooking the mews. With excellent natural light provided by sash windows to each of the rooms the offices also benefit from gas fired central heating, Cat 2 lighting, ample storage cupboards, and carpets throughout. Shared WC's and kitchen facility are located on the first floor.

VAT

VAT is payable.

ACCOMMODATION

Ground Floor

The following dimensions are approximate only:

Ground Floor - Shared entrance & stairs.

First Floor

Office1: 22'1" x 16'10"

Office 2: 17'1" x 16'10"

Landing: Ladies & Gents WC's & kitchen

Total N.I.F.A. approx. 618 sq.ft. (57.4 sq.m.)

TENURE

A new Business Lease is available under internal repairing terms to be excluded from the Landlord & Tenant Act 1954. A 3 month rent deposit is required.

INSURANCE

The Landlord insures the building and recharges this cost to the Tenant, approx. £200 p/a.

SERVICE CHARGE

£50 pcm in advance, this being the Tenant's contribution towards the cost of services to the common parts, including cleaning, insurance, heating and lighting.

BUSINESS RATES

Rateable Value: £4,850.00

Small Business Rates Relief / exemption may be available.

LOCAL AUTHORITY

Cotswold District Council

Tel: 01285 623000

EPC

The offices have a C rating.

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