



1, The Mews, Cricklade Street, Cirencester, Glos,
GL7 1HY - TO LET £6,000 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 ground 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 ground floor and comprise two offices with reception area & independent kitchen & WC facilities overlooking the mews. With good natural light to each room the offices also benefit from gas fired central heating, Cat 2 lighting, storage area, and carpets throughout.

VAT

VAT is payable.

ACCOMMODATION

Ground Floor

The following dimensions are approximate only:

Ground Floor - Shared entrance

Reception Area: 7'3" x 5'2"

Office1: 19'8" x 13'5"

Office 2: 13'10" x 12'8"

Kitchen: 7'9" x 4'8"

WC:

Total N.I.F.A. approx. 531 sq.ft. (49.3 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. £173 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: £4,000.00

Small Business Rates Relief / exemption may be available.

LOCAL AUTHORITY

Cotswold District Council

Tel: 01285 623000

EPC

The offices have a D rating.

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