



1st Floor, 67 - 71 Castle Street, Cirencester, Glos,  
GL7 1QD, TO LET - £10,000 p.a.x.

marriotts  
property llp

# 1st Floor, 67-71 Castle Street Cirencester, Gloucestershire, GL7 1QD

£10,000 p.a.x.

## LOCATION

The premises are prominently located at the western end of Castle Street above Hamptons Estate Agents, on the corner of Sheep Street & Castle Street.

Located across a first floor the offices are conveniently situated close to the centre of Cirencester and within easy walking distance of the Post Office and the variety of shops, restaurants and banks located in the heart of Cirencester.

## DESCRIPTION

With a shared entrance directly onto Castle Street the premises comprise a large open-plan office with excellent natural light, provided by 6 windows to the front elevation, with a further meeting room / office and server room / store. The offices enjoy their own kitchen and toilet facilities.

The premises benefit from a gas fired wet central

heating system, LED and fluorescent strip lighting, carpets, and are independently metered for gas and electricity.

## ACCOMMODATION

The following dimensions are approximate only:

Main Office: 33'9" max x 13' average

Office / Meeting Room: 10'4" x 9'2"

Server Room: 9'2" x 7'

Kitchen: 8'2" x 7'8"

WC's:

Total N.I.F.A. approx. 661.6 sq.ft. (61.4 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. £TBC P/A.

VAT is not payable.

## BUSINESS RATES

Rateable Value from 1st April 2023: £7,400.00  
(Note: Small Business Rates Relief / Exemption may be available)

## ENERGY PERFORMANCE CERTIFICATE

The property has a EPC rating of C.

## LOCAL AUTHORITY

Cotswold District Council  
Tel: 01285 623000

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