



1st Floor Offices, South Cerney, Gloucestershire,  
TO LET £6,000 p.a.x. (approx. £5.71 sq.ft.)

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# 1st Floor Offices

## South Cerney, Gloucestershire

TO LET £6,000 p.a.x. 1 YEAR RENT FREE AVAILABLE (sta)

### LOCATION & DESCRIPTION

The premises are conveniently situated a short distance from the centre of South Cerney, 3 ½ miles south-east of Cirencester and 8 miles north-west of Swindon.

Offering modern first floor open-plan offices the premises benefit from suspended ceilings, Cat 2 lighting, intruder alarm, double glazed windows throughout, gas fired central heating and independent toilet facilities.

The premises are available part furnished if required.

To the exterior of the building is dedicated parking for 4 cars.

### ACCOMMODATION

Entrance Foyer & Stairs

Main Office: 30' max x 26'9" average

Office 2: 15'1" x 7'10"

Office 3: 8'11" x 8'4"

Office 4: 15'2" x 8'11"

Total N.I.F.A. approx. 1,050 sq.ft. (97.5 sq.m.)

### TENURE

A new full repairing Business Lease is available under flexible terms.

### INSURANCE

Buildings Insurance approx. £500 p/a.

### VAT

VAT is payable.

### SERVICE CHARGE

Approx. £600 per annum payable quarterly in advance to cover the cost of maintenance and lighting of communal areas and car park.

### BUSINESS RATES

Rateable Value £11,750.00

(Rates relief / exemption may be available)

### LOCAL AUTHORITY

Cotswold District Council

Tel: 01285 623000

### ENERGY PERFORMANCE CERTIFICATE

The premises have a C rating.

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