



1st Floor, 24 Castle Street, Cirencester, Glos, GL7
1QH - TO LET £8,000 p.a.x.

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LOCATION

Situated with it's own entrance onto Castle Street, a short walk west of Cirencester's Market Place, the offices are located across a first floor within a period building and a vibrant area of mixed commercial occupiers.

DESCRIPTION

With an independent entrance directly off Castle Street the premises are located across a first floor and comprises 4 offices with a small reception area an the ground floor. With excellent natural light to each of the rooms the offices also benefit from an electrically operated wet central heating system, spot lighting, and wood laminate flooring and carpets throughout. The premises enjoys its own WC's and kitchenette facility. A second floor provides additional space suitable for storage only.

ACCOMMODATION

Ground Floor Reception Area: 5'3" x 3'2"

First Floor

Office1: 15'3" x 13'8"

Office 2: 9'9" x 7'6"

Office 3: 13'8" x 11'7"

Office 4: 21'4" x 16'1"

Kitchenette & WC

Total N.I.F.A. approx. 849 sq.ft. (78.8 sq.m.)

(2nd Floor Storage approx. 416 sq.ft.)

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.

VAT

VAT is payable.

INSURANCE

Buildings insurance approx. £600 p/a.

SERVICE CHARGE

£500 p/a, this being the Tenant's contribution towards the cost of repair, maintenance & redecoration of the building.

BUSINESS RATES

Rateable Value: £8,100.00

Small Business Rates Relief / exemption may be available.

LOCAL AUTHORITY

Cotswold District Council, Tel: 01285 623000

EPC -The offices have an E rating.

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