



1st Floor Right, Globe House, Cirencester, Glos,
GL7 1YG - TO LET £13,500 p.a.x.

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1st Floor Right, Globe House, Cirencester Business Estate, Love Lane, Cirencester, Glos, GL7 1YG

TO LET £13,500 p.a.x. with 8 dedicated parking spaces

LOCATION

Located approximately 1.5 miles south of Cirencester's town centre, Globe House is prominently situated overlooking the public highway on the corner of Love Lane and Elliott Road.

DESCRIPTION

Offering large open-plan offices the premises are situated across the 1st floor of Globe House to the right-hand side of the building. The offices enjoy LED strip lighting, carpets, air-conditioning, gas fired central heating, good natural light and an independent kitchen facility. Ladies and gents toilets are provided, these services are shared with the other first floor occupiers.

To the exterior rear of the building is a private car park within which are 8 dedicated car parking spaces.

ACCOMMODATION

Ground Floor

Entrance Foyer with stairs to first floor.

First Floor

Front Office: 45'6" average x 16'1" max

Rear Office: 37'4" x 11'9"

Kitchen: 11'10" x 7'2"

Shared WC's:

Total N.I.F.A. approx. 1,376 sq.ft. (127.8 sq.m.)

TENURE

A new Business Lease is available under internal repairing terms. A 3 month rent deposit is required.

SERVICE CHARGE

£300.00 + VAT is payable on account monthly in advance to cover the cost of electricity & gas & maintenance of the shared facilities.

VAT

VAT is payable.

INSURANCE

Buildings Insurance - £300.00 per annum.

BUSINESS RATES

Rateable Value: £12,250.00

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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