



Suite A, Globe House, Cirencester, Glos, GL7 1YG
TO LET £3,750 p.a.x.

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property llp

Suite A, Globe House, Cirencester Business Estate, Love Lane, Cirencester, Glos, GL7 1YG

TO LET £3,750 p.a.x. with 2 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

Ideally suited for an independent user Suite A comprises a well-proportioned single office located on the first floor at the front of the building overlooking Love Lane. The office enjoys Cat2 lighting, carpets, gas fired central heating and good natural light. A large kitchen facility and 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 two dedicated car parking spaces.

ACCOMMODATION

Ground Floor
Entrance Foyer with stairs to first floor.
First Floor
Office: 15'7"max x 15'4"max
Shared WC's:
Shared Kitchen:
Total N.I.F.A. approx. 221 sq.ft. (20.5 sq.m.)

TENURE

A new Business Lease is available under internal repairing terms. A £1,000.00 deposit is required.

SERVICE CHARGE

£60.00 + 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 - £45.00 per annum.

BUSINESS RATES

Rateable Value: £2,050.00
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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