



1st Floor Office, 6-8 Dyer Street, Cirencester, Glos,
TO LET - FLEXIBLE LICENCE £350 pcm inclusive

marriotts
property llp

1st Floor Office

6-8 Dyer Street, Cirencester, Gloucestershire, GL7 2PF

TO LET £350 pcm fully inclusive of utilities, heating, broadband & rates

FLEXIBLE LICENCE AVAILABLE - LEAVE AT ANY TIME WITH 1 MONTH'S NOTICE.

LOCATION

The premises are situated at the lower end of the Market Square above Danish Wardrobe ladies fashion shop and Brook Taverner Menswear, with an independent access directly onto the Market Square. The premises are ideally located in easy reach of Cirencester's variety of shops, cafes, restaurants, banks and Post Office..

DESCRIPTION

Situated on the first floor at the front of building the office benefits from good natural light, intruder alarm, and enjoys electric heating and spot lighting. Shared modern kitchenette facilities (with cooker & fridge) plus toilets are located on both the first and second floors, plus a shower facility.

AVAILABLE NOW - MOVE IN TOMORROW

A free Wi-Fi connection is also available.

ACCOMMODATION

Ground Floor

Entrance Foyer with stairs to first & second floors.

First Floor

Office: 13'5" x 9'11"

Shared Ladies & Gents WC's: (including shower facility)

Kitchenette:

Second Floor

Shared Ladies & Gents WC's & Kitchenette:

Total N.I.F.A. approx. 135 sq.ft. (12.5 sq.m.)

TENURE

A new 6 month licence is available, with a rolling one month notice for the Licensee to terminate.

Licence Fee payable monthly in advance. A 1 month deposit is required.

BUSINESS RATES

Business Rates are included within the Licence Fee.

VAT

VAT is payable in addition to the Licence Fee and deposit.

ENERGY PERFORMANCE CERTIFICATE

The property has a D rating of 88.

LOCAL AUTHORITY

Cotswold District Council

Tel: 01285 623000

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Cirencester
45 Dyer Street
Cirencester Glos
GL7 2PP

T: 01285 647333
E: property@marriotts.co.uk

www.marriotts.co.uk

