



Northway House, East Northway, Cirencester, Glos  
TO LET - £22,500 p.a.x. (with 4 dedicated parking spaces)

marriotts  
property llp

# Northway House, East Northway Cirencester, Gloucestershire, GL7 2QY

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## LOCATION

Northway House East is prominently located close to the junction of Northway and Dyer Street, situated overlooking The Forum car park. Cirencester's Market Place is situated less than 100 meters to the north-west of the building and offers a variety of shops, cafes, national banks and a Post Office. The premises are located across a first floor with an independent entrance directly onto Northway.

## DESCRIPTION

Accessed via its own private ground floor entrance and foyer, the office suite is situated across a first floor. The premises comprise a large open-plan office, with 4 additional offices, meeting / mess room, plus kitchen and ladies and gents toilets. The offices also benefit from electric heating, fluorescent and LED lighting, carpets and good natural light to each office. 4 dedicated parking spaces are provided in

the private car park at the rear of the building.

## ACCOMMODATION

Ground Floor - Private entrance & stairs.

First Floor

Office 1: 27'5" max x 37'3"

Office 2: 13'10" x 9'9"

Office 3: 25'6" av x 20'3"

Office 4: 12' max x 9'2" av

Meeting Room: 11'2" x 9'5"

Server Room: 10' max x 9'

Kitchen: 9' x 5'4"

Ladies & Gents WC's

Total N.I.F.A. approx. 1,943 sq.ft. (180.51 sq.m.)

## TENURE

A new Business Lease for a minimum term of 3 years is available under internal repairing terms to be excluded from the Landlord & Tenant Act 1954.

A 3 month rent deposit is required.

## SERVICE CHARGE

Based on 31.32% of total cost of services & maintenance to common parts will be payable to the Landlord, approx. £3,103 p/a.

VAT - is not payable.

## BUSINESS RATES

Rateable Value: £22,500.

## ENERGY PERFORMANCE CERTIFICATE

The property has an EPC rating of TBC.

## LOCAL AUTHORITY

Cotswold District Council: Tel: 01285 623000

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