



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

1st Floor Office Right

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

TO LET £350 pcm inclusive of utilities, buildings insurance & business rates

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.

A free Wi-Fi connection is also available.

ACCOMMODATION

Ground Floor
Entrance Foyer with stairs to first & second floors.
First Floor
Office: TBC
Shared Ladies & Gents WC's: (including shower facility)
Kitchenette:
Second Floor
Shared Ladies & Gents WC's & Kitchenette:
Total N.I.F.A. approx. TBC sq.ft. (TBC sq.m.)

TENURE

A new 12 month lease is available under internal repairing terms, with a Landlord & Tenant option to break with 1 calendar month's notice at any time. A 1 month deposit is required.

UTILITIES & BUILDINGS INSURANCE

All reasonable use of utilities & buildings insurance are included in rent.

BUSINESS RATES

Business Rates are included within the rent.

VAT

VAT is payable in addition to the rent and deposit.

ENERGY PERFORMANCE CERTIFICATE

The property has a D rating of 88.

LOCAL AUTHORITY

Cotswold District Council
Tel: 01285 623000

IMPORTANT NOTICE: Marriotts for themselves, their joint agents (if applicable) and for the vendors, assignors or lessors of this property whose agents they are, give notice that (i) these particulars are prepared in good faith and are set out as a general outline only for the guidance of intended purchasers, assignees or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to services or to condition and necessary permissions for use and occupation, and other details are given without responsibility, and any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) the agents have no authority to give any representation or warranty whatsoever in relation to this property; (iv) unless stated otherwise, all figures quoted are exclusive of VAT. Interested parties should take independent advice as to the VAT position of this property.

marriotts
property llp

Cirencester
45 Dyer Street
Cirencester Glos
GL7 2PP

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

www.marriotts.co.uk

