



1st Floor Right, Queen Anne House, Cirencester,
Glos, GL7 1JN - TO LET £600 pcm

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66 Cricklade Street, Cirencester, Glos, GL7 1JN

TO LET £600 pcm
(Flexible breaks available)

LOCATION

Situated on Cricklade Street, a short walk due south of the Market Square, the offices are located across the first floor of a handsome Grade II Listed building which once formed part of an old brewery complex originally located at the site.

DESCRIPTION

The suite is located across the first floor and offers a comfortable, bright and quite working environment in this popular office building. The premises comprise an open-plan office with its own dedicated kitchenette facility within.

The office benefits from gas fired central heating, LED and spot lighting, fitted carpet and intruder & fire alarms. Shared WC facilities are located on the first and second floors.

ACCOMMODATION

The following dimensions are approximate only:

Ground Floor

Shared entrance & Stairs

First Floor

Office: 27'2" x 16'1"

Landing: Ladies & Gents WC's

Total G.I.F.A. approx. 438 sq.ft. (40.69 sq.m.)

SERVICE CHARGE

Approx. £65 pcm towards the cost of services to common parts, including cleaning, alarm maintenance and lighting.

UTILITIES

Electricity and gas will be recharged to the tenant based on 16% of the total building as a whole.

TENURE

A new lease is available to be excluded from The LTA 1954, under internal repairing terms. A minimum 3 month deposit is required.

BUILDINGS INSURANCE

Approx. £224 p/a but subject to annual review.

BUSINESS RATES

Rateable Value: £5,200.

ENERGY PERFORMANCE CERTIFICATE

The property has an energy rating of D.

VAT

VAT is payable.

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marriotts
property llp

Cirencester
45 Dyer Street
Cirencester Glos
GL7 2PP

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

www.marriotts.co.uk