



First Floor Offices, Cotswold District Council,
South Wing, Trinity Road, Cirencester GL7 1PX

Rooms 1.85 to 1.87, South Wing Cotswold District Council, Trinity Road, Cirencester GL7 1PX

TO LET £19,500 p.a. incl.

LOCATION

Located approximately 600 meters south of Cirencester's Market Place, the offices are located across the 1st Floor of the South Wing of the Cotswold District Council building, set back from Querns Road and Trinity Road.

DESCRIPTION

Suite of three high-quality offices having just undergone a full program of redecoration, offering a large open-plan office with two adjoining rooms. The offices benefit from good natural light, gas fired central heating and are carpeted throughout. There are shared kitchen and toilet facilities.

Dedicated parking for up to five vehicles is provided in the car park located to the north of the main building.

The property is offered on internal repairing terms, with the rent inclusive of cleaning, reasonable use of utilities and buildings insurance.

ACCOMMODATION

The following dimensions are approximate only:

Office 1: 38'6" x 16'10"

Office 2: 13'8" x 9'10"

Office 3: 13'4" max x 5'10"

Shared Kitchen

Total N.I.F.A. approx. 879 sq.ft. (81.6 sq.m.)

TENURE

A new Business Lease is available under internal repairing terms to be excluded from the Landlord Tenant Act 1954. A 3 month rent deposit is required.

RENT

£19,500 per annum exclusive.

VAT is not payable.

BUSINESS RATES

Rateable Value: £9,100. Small Business Rates Relief / exemption may be available.

LOCAL AUTHORITY

Cotswold District Council. Tel: 01285 623000

ENERGY PERFORMANCE CERTIFICATE

The property has an EPC rating of C.

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