



Suite 3B, 15 Gosditch Street, Cirencester, Gloucestershire
GL7 2AE - TO LET £6,500 p.a.x. With 2 Parking Spaces

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TO LET £6,500 p.a.x.
With 2 dedicated parking spaces

LOCATION

Suite 3B is located in a quiet yet central part of the town set back from the public highway on Gosditch Street, approximately 120m due north of the Market Square. The offices are situated across the first floor at the rear of a handsome Grade II Listed building.

DESCRIPTION

Situated across a first floor, the premises offer good quality office space spread across two rooms. The offices benefit from Cat 2 lighting, good natural light and gas fired central heating, with carpets throughout. Separate shared Ladies and Gents toilet facilities are provided for on the ground and first floors.

To the exterior rear of the building is a private car park providing 2 dedicated spaces.

ACCOMMODATION

Ground Floor
Shared Entrance Hall & Stairs
Shared Gentleman's Cloakroom

First Floor
Office 1 : 19'8" x 14'9"
Office 2: 11'9" x 9'9"
Shared Ladies Cloakroom
Total N.I.F.A. approx. 413 sq.ft. (38.3 sq.m.)

VAT

VAT is not payable.

TENURE

A new lease is available outside the LTA 1954, under internal repairing terms. A 3 month rent deposit is required.
Buildings insurance is recharged to the Tenant by the Landlord.

UTILITIES

Electricity and gas will be recharged by the Landlord based on the % of the offices within Suite 3 as a whole.

SERVICE CHARGE

£400 p/a to cover the cost of heating, lighting, insurance & maintenance of communal areas.

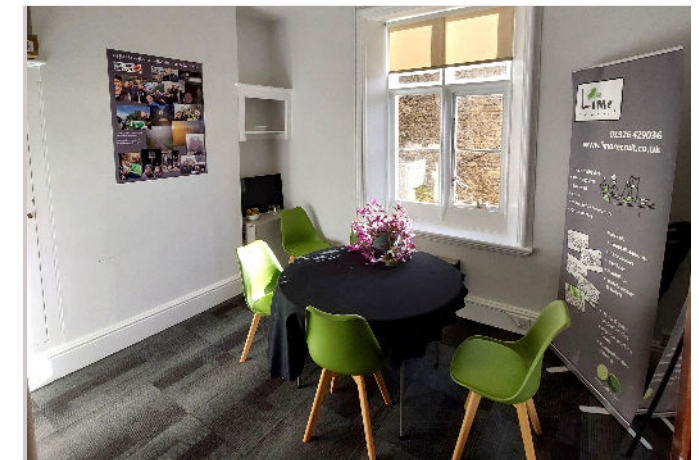
BUSINESS RATES

Rateable Value: £10,000.
Small Business Rates Relief may be available.
Cotswold District Council. Tel: 01285 623000

ENERGY PERFORMANCE CERTIFICATE

The premises have a D rating.

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