



Suite B, Globe House, Cirencester, Gloucestershire  
GL7 1YG - TO LET £2,700 p.a.x. With 2 Parking Spaces

marriotts  
property llp

# Suite B, Globe House, Cirencester, Gloucestershire, GL7 1YG

TO LET £2,700 p.a.x.  
With 2 dedicated parking spaces

## LOCATION

Located approximately 1.5 miles south of Cirencester's town centre, Globe House is prominently situated overlooking the public highway on the corner of Love Lane and Elliott Road.

## DESCRIPTION

Ideally suited for an independent user, Suite B comprises a single office located on the first floor at the front of the building overlooking Love Lane. The office enjoys Cat2 lighting, wood laminate flooring, gas fired central heating and good natural light. A large kitchen facility and ladies and gents' toilets are provided; these are shared with the other first floor occupiers.

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

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## ACCOMMODATION

Ground Floor  
Shared Entrance Foyer & Stairs

First Floor

Office 1: 13'9" x 11'  
Shared WC's  
Shared Kitchen

Total N.I.F.A. approx. 153 sq.ft. (14.2 sq.m.)

## TENURE

A new lease is available under internal repairing terms. An £800.00 rent deposit is required.

## SERVICE CHARGE

£40.00 plus VAT is payable on account monthly in advance to cover the cost of electricity, gas, and maintenance of the shared facilities.

## VAT

VAT is payable.

## BUILDINGS INSURANCE

£82.00 per annum.

## BUSINESS RATES

Rateable Value: £2,250.00.

Small Business Rates Relief may be available.  
Cotswold District Council. Tel: 01285 623000

## ENERGY PERFORMANCE CERTIFICATE

The premises have a C rating.



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