



4 The Mews, Cricklade Street, Cirencester, Glos GL7 1HY  
TO LET - £7,000 p.a.x.

marriotts  
property llp

# 4, The Mews, Cricklade Street, Cirencester, Gloucestershire, GL7 1HY

TO LET - £7,000 p.a.x.

## LOCATION

Situated set back from Cricklade Street, a short walk due south of the Market Square, the offices are located across a first floor in a quiet and tranquil position within a small mews office development.

## DESCRIPTION

Accessed via a private mews entrance directly off Cricklade Street, the premises are located across a first floor and comprise two offices overlooking The Mews. With excellent natural light provided by sash windows to each of the rooms, the offices also benefit from newly installed electric wall mounted heaters, Cat 2 lighting, ample storage cupboards, and is carpeted throughout. Shared WC's and kitchen facility are located on the first floor.

## ACCOMMODATION

The following dimensions are approximate only:

Ground Floor - Shared entrance foyer & stairs:

First Floor

Office 1: 23'10" x 16'5"

Office 2: 17' x 16'10"

Landing

Ladies & Gents WC's & Kitchen

Total N.I.F.A. approx. 618 sq.ft. (57.4 sq.m.)

## TENURE

A new 3 year lease is available under internal repairing terms to be excluded from the Llandlord & Tenant Act 1954. A 3 month deposit is required

## INSURANCE

The Landlord insures the building and recharges this cost to the Tenant, approx. £300 p/a subject

## SERVICE CHARGE

£50 pcm in advance, this being the Tenant's contribution towards the cost of services to the common parts, including cleaning, insurance, heating and lighting.

## VAT

VAT is not payable.

## BUSINESS RATES

Rateable Value - £8,600

Contact Cotswold District Council.

Tel: 01285 623000

## ENERGY PERFORMANCE CERTIFICATE

The offices have a C rating.

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](mailto:property@marriotts.co.uk)

[www.marriotts.co.uk](http://www.marriotts.co.uk)