



2nd Floor Offices - 2 Park Lane, Cirencester, Glos GL7 2BS
TO LET - £8,000 p.a.x.

marriotts
property llp

2nd Floor Offices, 2 Park Lane, Cirencester, Gloucestershire, GL7 2BS

TO LET - £8,000 p.a.x. With Parking

LOCATION

Situated overlooking both Park Lane & Castle Street, a short walk due west of the Market Square, the offices are located across a second floor within a handsome period Grade II Listed building.

DESCRIPTION

Accessed via a shared entrance directly off Park Lane, the premises are located across a second floor and comprise 3 offices overlooking Park Lane and Castle Street. The offices benefit from good natural light, Cat 2 lighting, gas fired central heating, plus independent toilet and kitchenette facilities.

2 dedicated parking spaces are provided in the private car park at the rear of the building.

ACCOMMODATION

The following dimensions are approximate only:

Ground Floor - Shared entrance foyer & stairs:

Second Floor:

Office 1: 14'9" x 13'10"

Office 2: 16' x 12'

Office 3: 14'7" x 14'

WC & Kitchenette

Total N.I.F.A. approx. 645 sq.ft. (59.9 sq.m.)

TENURE

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

INSURANCE

The Landlord insures the building and recharges this cost to the Tenant, approx. £150 p/a.

VAT

VAT is not payable.

SERVICE CHARGE

A service charge is levied for fire alarm servicing, external decoration & maintenance.

BUSINESS RATES

Rateable Value - £6,700

Note: Small business rates relief / exemption may be available.

Contact Cotswold District Council.

Tel: 01285 623000

ENERGY PERFORMANCE CERTIFICATE

The offices have an E rating.

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