



## **Units A, B and C, Querns Business Centre, Whitworth Road, Cirencester, GL7 1RT**

Modern Offices with parking 3,169 to 9,655 sq ft (294 to 870 sq m)

### **Subject to contract**

- To let or for sale freehold with vacant possession
- Offered as a whole or in parts
- Generous car parking
- Central location

## Location

Cirencester is an attractive and popular market town with excellent road links and access to mainline rail at Kemble within 3 miles.

The property stands at the junction of Whitworth Road, Trinity Road and Sheep Street, close to Waitrose and Partners and the town centre shopping and leisure amenities.

## Description

A modern, two storey office building with open plan accommodation and generous allocated parking for 36 cars. Currently used by one occupier, the offices can be let or sold as a whole or in parts and the accommodation will be refurbished to an occupier's requirements, or an allowance made instead.

## Accommodation

The approximate net internal floor areas are as follows:

### Units A/B

Ground floor:	3,169 sq ft/ 294.37 sq m
First floor:	3,317 sq ft/ 308.18 sq m
Total	6,486 sq ft/ 602.55 sq m

### Unit C

Ground floor:	1,543 sq ft/ 143.32 sq m
First Floor:	1,626 sq ft/ 151.09 sq m
Total	3,169 sq ft/ 294.41 sq m

**Total Units A, B and C**      **9,655 sq ft/ 869.96 sq m**

## Terms

Offered to let on new lease terms to be agreed or the owners will consider a sale freehold with vacant possession.

**Rental:** Units A/B £91,000 per annum, exclusive and Unit C £45,000 per annum, exclusive. An enhanced specification will be reflected in the annual rental by negotiation.

**Sale:** Guide prices Units A/B £1,200,000, Unit C £600,000.

## EPC

Units A/B assessed as C(73), Unit C (65)

## Value Added Tax

We understand that vat will not be payable on the figures quoted.

## Business Rates

Rateable value £109,025 w.e.f. April 2023 (source Gov.uk)

## Viewing

By prior appointment with the joint sole agents.

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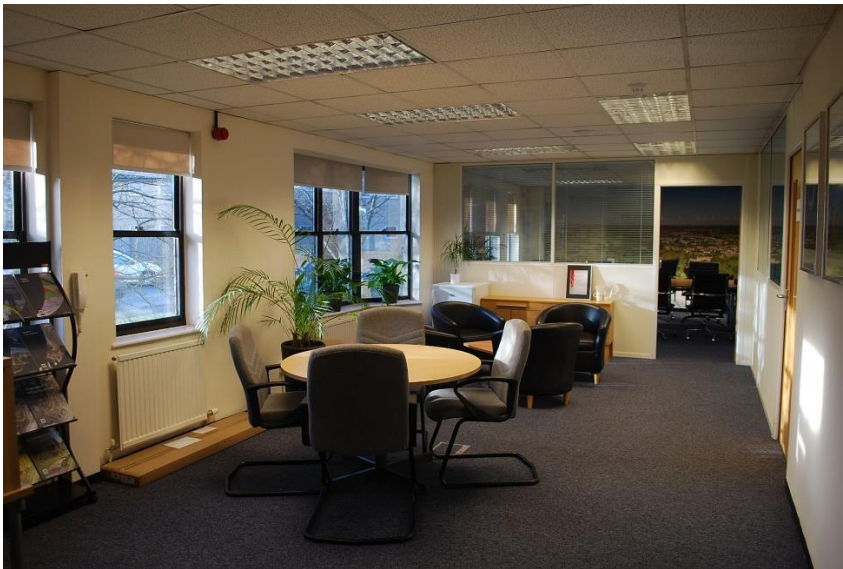
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## Money Laundering

We are required to carry out identity checks on the purchaser and obtain proof of the source of funds for purchase. We will advise further when an offer has been accepted.



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