



1st Floor Offices, Cotswold District Council, South Wing, Trinity Road, Cirencester, GL7 1PX,

Rooms 1.85 to 1.87, South Wing, Cotswold District Council, Trinity Road, Cirencester, GL7 1PX

TO LET - £11,000 p.a.x. With 5 Parking Spaces

LOCATION

Located approximately 600 meters south of Cirencester's Market Place the offices are located across the 1st Floor of the South Wing of The Cotswold District Council building, set back from Querns Road and Trinity Road.

DESCRIPTION

Comprising a suite of 3 high quality offices the premises have just undergone a full program of redecoration and offer a large open-plan office with 2 further rooms adjoining. The offices benefit from gas fired heating, good natural light and carpet throughout. Shared kitchen and toilet facilities are provided within the South Wing. Parking for 5 cars is provided within the car park located to the north of the main building.

ACCOMMODATION

The following dimensions are approximate only:

Office 1: 38'6" x 16'10"

Office 2: 13'8" x 9'10"

Office 3: 13'4"max x 5'10"

Shared Kitchen

Total N.I.F.A. approx. 879 sq.ft. (81.6 sq.m.)

TENURE

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

SERVICE CHARGE

Based on % of premises within the building as a whole to cover the cost of utilities & cleaning of communal areas. Last billed at £8,028 per annum.
VAT - Is not payable.

MANAGEMENT CHARGE

Approx. £1,300 p/a subject to annual review in line with RPI.

BUILDINGS INSURANCE

Approx. £140 p/a

BUSINESS RATES

Rateable Value: £9,100.00

Small Business Rates Exemption / Relief may be available.

ENERGY PERFORMANCE CERTIFICATE

The property has a EPC rating of C.

LOCAL AUTHORITY

Cotswold District Council. Tel: 01285 623000

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marriotts
property llp

Cirencester
45 Dyer Street
Cirencester Glos
GL7 2PP

T: 01285 647333
E: property@marriotts.co.uk

www.marriotts.co.uk

