

Units 5 & 6 Cirencester Office Park, Tetbury Road Cirencester GL7 6JJ

1,500 - 11,950 SqFt (139.35 - 1,110.16 SqM)

- Affordable High Quality Office Suites
- Sought After Location
- Approx 1,500 (139sqm) to 11,950sqft (1,110sqm) - 1 to 4 Suites
- Up to 45 Allocated Car Spaces

TO LET

(MAY SELL)

Office

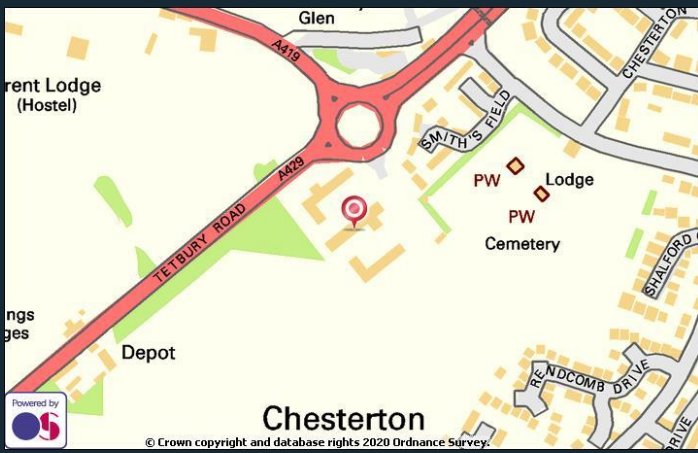


RICS

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property
professionalism
worldwide

Unit 9 Cirencester Office Park, Tetbury Road,
Cirencester, GL7 6JJ

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LOCATION

Cirencester Office Park is a modern scheme of three significant office properties located approximately 1/2 mile to the north-west of Cirencester town centre fronting the A429 Tetbury Road

Cirencester is situated between the M5 to the north and M4 to the south. Gloucester and Cheltenham are 12 miles to the north and Swindon is 14 miles to the south, accessed via the A417 / A419 which are in the main dual carriageways.

Kemble railway station is only 3 miles away and provides direct access to London Paddington in 75 minutes and Swindon or Cheltenham in 20 minutes.

DESCRIPTION

Units 5 & 6 are situated on the first floors of a two storey Cotswold stone office building under a pitched slate roof. The offices can be leased as a whole or as individual units and will be accessible from one of two common entrances. Finished to a high standard with suspended ceilings, fitted kitchenettes, male, female & disabled w.c facilities and showers.

The offices also benefit from 45 allocated car spaces (allocated based on lettable space)

RENT

Leasehold On Application

SERVICES

None of the services have been tested and interested parties are advised to satisfy themselves in this regard.

ENERGY PERFORMANCE CERTIFICATE (EPC)

TBC

RATING

The Valuation Office Agency website describes the property as Offices and Premises with rateable values as follows:-

Unit 5 - £35,250

Unit 6 - £103,000

Interested parties should make their own enquires to the local billing authority, Cotswold District Council.

VALUE ADDED TAX

Unless otherwise stated, all rents and sale prices are quoted exclusive of VAT. Any prospective lessee or purchaser must independently satisfy himself or herself as to the incidence of VAT in respect of any transaction.

ACCOMMODATION

We have measured the property in accordance with the RICS Property Measurement Professional Statement (Second Edition) incorporating International Property Measurement Standards (IPMS) and RICS Code of Measuring Practice 6th Edition.

Unit 5	2,806 Sqft (260.70 Sqm)
Unit 6	4,577 Sqft (425.20 Sqm)
Total	11,921 SqFt (1,106.80 SqM)

INSPECTIONS & FURTHER INFORMATION

Viewings strictly by prior appointment with the joint agents:

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