

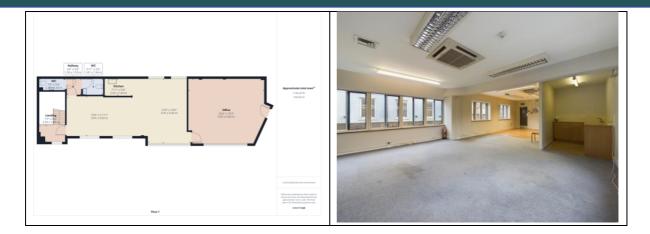
1st Floor Office, 39 Castle Street Cirencester GL7 1QD

- High Street / Town Centre Location
- First Floor Office Space

- Approx. 96sqm (1,000sqft)
- Flexible Lease Terms Available







LOCATION

Situated in a prominent position on Castle Street in the historic market town of Cirencester in The Cotswolds.

DESCRIPTION

The premises provide good quality first floor partitioned office space with access from a ground floor entrance lobby.

PRICE

£17,000pax

SERVICE CHARGES

No service charges currently payable.

SERVICES

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

EPC CERTIFICATE

A copy of the EPC Certificate is available on request from the agents.

VIRTUAL TOUR

Please click HERE to view a virtual tour of the unit.

RATING

The Valuation Office Agency website describes the property as Office and Premises with a rateable value of \pounds 12,250.

However, interested parties should make their own enquiries 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 must independently satisfy himself or herself as to the incidence of VAT in respect of any transaction.

ACCOMMODATION

The premises consist of first floor office space with access via ground floor lobby entrance off Castle Street and benefits from painted plasterboard ceilings and walls, LED lighting, air conditioning (not tested), partitioned offices shared WC's and kitchenette and storage heaters.

First Floor Office – 96 SqM (1,000 SqFt)

INSPECTIONS & FURTHER VIEWING Viewings strictly by prior appointment with the agent:

Spencer Gower MRICS SPG Property Ltd Unit 9, Cirencester Office Park Tetbury Road Cirencester GL7 6JJ

Tel: 01285 425808 spencer@spgproperty.com

or our Joint Agent

Johnson Fellows 0121 643 9337

Disclaimer

Misrepresentation Act 1967: SPG Property for itself and for the vendor(s) or lessor(s) of this property whose agent it is give notice that

1. These particulars do not constitute any part of an offer or contract. 2. None of the statements contained in these particulars as to the property(s) are to be relied on as statements or representations of fact. 3. Any intending purchaser must satisfy himself/herself by inspection or otherwise as to the correctness of each of the statements contained within these particulars. 4. The vendor(s) or lessor(s) do not make or give and neither SPG Property nor any person in its employment has any authority to make or give any representation or warranty whatsoever in relation to the property. 5. None of the building's services or service installations (whether these be the specific responsibility of the freeholder, lessor or lessee) have been tested and are not warranted to be in safe and working order. Finance Act 1989: Unless otherwise stated all prices and rents are quoted exclusive of VAT.

Consumer Protection from Unfair Trading Regulations 2008 and Business Protection from Misleading Marketing Regulations 2008: Every reasonable effort has been made by SPG Property to ensure accuracy and to check the facts contained within these particulars are complete. Interested parties are strongly advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take appropriate professional advice.