

# TO LET

1<sup>st</sup> 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



01285 425808

[www.spgproperty.com](http://www.spgproperty.com)



**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 £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](mailto:spencer@spgproperty.com)

or our Joint Agent

Johnson Fellows  
 0121 643 9337

**Disclaimer**

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