

TO LET

1st Floor Office, Unit 101-102 Cirencester Business Park Cirencester GL7 1XD

- Popular Sought After Location
- High Quality First Floor Office Space
- Approx. 224.8sqm (2,420sqft)
- 9 Car Parking Spaces





Approximate net internal area: 2420.42 sq ft / 224.86 sq m
 While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only and should be used as such by any prospective tenant or purchaser.

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LOCATION

Cirencester Business Park is located to the south of the historic market town of Cirencester in Love Lane, which connects to the ring road through Midland Road leading to the A417/419. Gloucester is 18 miles, Cheltenham 16 miles, the M5 at Junction 13, 12 miles and the M4 at Junction 15, 17 miles.

DESCRIPTION

The premises provide high quality first floor mainly open plan office space with 9 allocated car parking spaces.

PRICE

POA

SERVICE CHARGES

A service charge of 1/12th of the estate management costs is allocated to the premises.

SERVICES

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

EPC CERTIFICATE

C-60

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 £26,600.

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.

ACCOMODATION

The premises consist of first floor office space with direct access via ground floor entrance and benefits from suspended ceilings, category 2 LED lighting, partitioned offices and meeting rooms, WC's, kitchenette, air conditioning and central heating.

First Floor –	224.8 SqM (2,420 SqFt)
TOTAL AREA –	224.8 SqM (2,420 SqFt)

INSPECTIONS & FURTHER VIEWING

Viewings strictly by prior appointment with the sole agent:

Spencer Gower MRICS
 SPG Property Ltd

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

Tel: 01285 425808
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