

# TO LET

## 1<sup>st</sup> Floor Office, Unit 101-102 Cirencester Business Park Cirencester GL7 1XD

- Popular Sought After Location
- High Quality First Floor Office Space
- Approx. 223.5sqm (2,405sqft)
- 9 Car Parking Spaces





**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**

£30,000pax – Guide Price

**SERVICE CHARGES**

A service charge of 1/12<sup>th</sup> 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.

**RATING**

The Valuation Office Agency website describes the property as Office and Premises with a rateable value of £24,388.

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 –	223.5 SqM (2,405 SqFt)
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<b>TOTAL AREA – 223.5 SqM (2,405 SqFt)</b>
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**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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