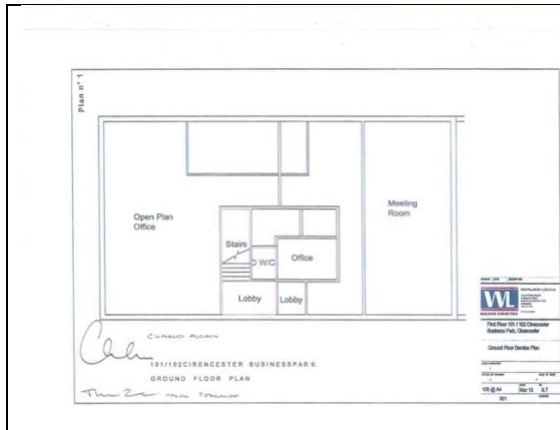


TO LET

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

- Popular Sought After Location
- High Quality Grd Floor Office Space
- 1st Floor available to offer approx. 4,900sqft and 18 Car Parking Spaces
- Approx. 230.35sqm (2,480sqft)
- 9 Car Parking Spaces
- Available in March 2024





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 ground floor mainly open plan office space with 9 allocated car parking spaces.

There is an option to have one office over ground and first floors with approx. 4.900sqft of office space with 18 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-62

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

VIRTUAL TOUR

N/A

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 ground 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.

Ground Floor – 230.35 SqM (2,480 SqFt)
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TOTAL AREA – 230.35 SqM (2,480 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
spencer@spgproperty.com



Disclaimer

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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.

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