

TO LET

Grd & 1st Floor Office, Unit 301 Cirencester Business Park Cirencester GL7 1XD

- Popular Sought After Location
- High Quality Grd & 1st Floor Office Space
- 9 Allocated Car Parking Spaces
- Approx. 213sqm (2,295sqft)

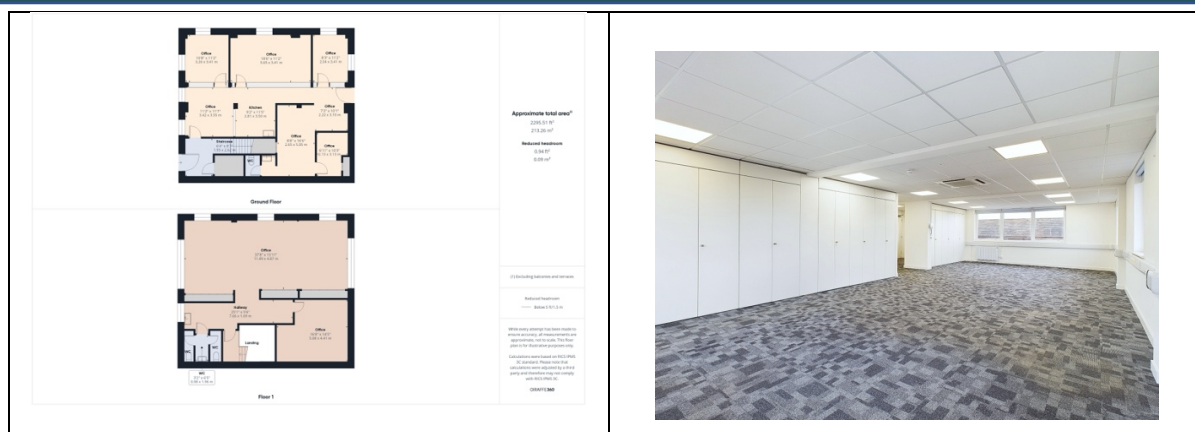


**SPG
Property**

A Firm of Chartered Surveyors



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

PRICE

£32,000pax – Offers Welcome

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

D-98

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

VIRTUAL TOUR

Click [HERE](#) for a Virtual Tour of the Property

RATING

The Valuation Office Agency website describes the property as Office and Premises with a rateable value of £24,000.

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 ground & 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.

| | |
|---------------------|-----------------------------|
| Ground Floor – | 107 SqM (1,150 SqFt) |
| First Floor – | 106 SqM (1,145 SqFt) |
| TOTAL AREA – | 213 SqM (2,295 SqFt) |

INSPECTIONS & FURTHER VIEWING

Viewings strictly by prior appointment with the sole agent:

Spencer Gower MRICS
SPG Property Ltd

Unit 9, Cirencester Office Park
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Disclaimer

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