

Cirencester, 1st Floor, 39 Castle Street, GL7 1QD

Office Premises - Leasehold



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.

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 sq m	1,000 sq ft
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TENURE

The office is available by way of a new lease for a term of years to be agreed.

RENT

£17,000pax

VAT

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

BUSINESS RATES

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

EPC

C - 64

LEGAL COSTS

Each party will be responsible for its own legal costs.

VIEWING

All viewings by prior appointment through this office. Contact Caren Ryan on 0121 643 9337.

CONTACT

Richard Bache

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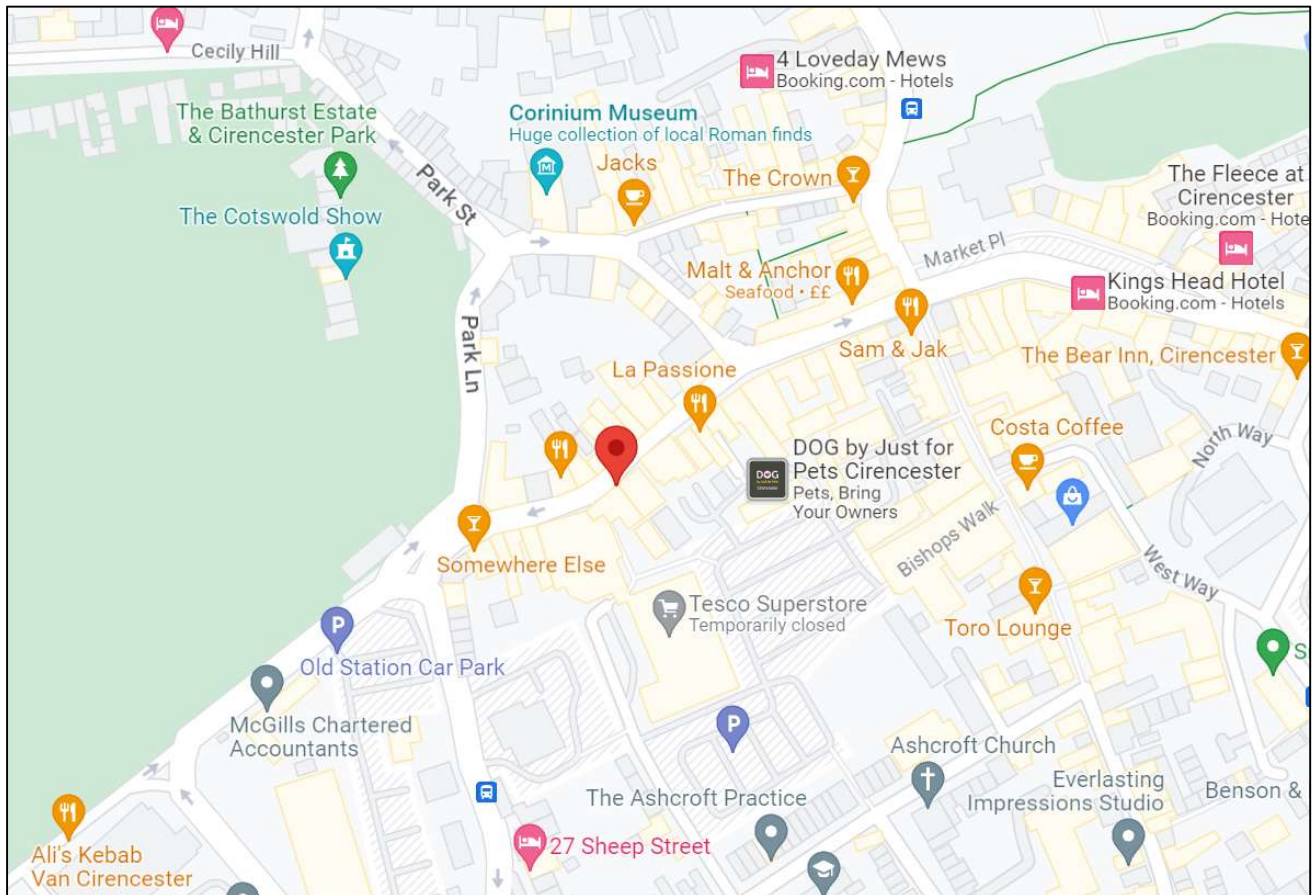
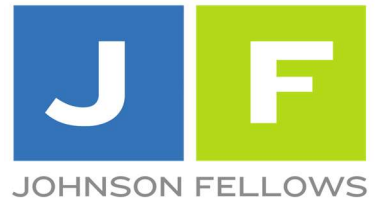


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