



TO LET
The Castle, Cirencester. GL7 2EF

The Bathurst Estate is delighted to offer a landmark centrally located property with excellent car parking

10,422 Sq Ft (968.2 Sq M)





THE CASTLE

CIRENCESTER

DESCRIPTION

This is a rare opportunity to acquire a characterful landmark property in the town centre with an excellent car parking provision.

Cirencester is known as the gateway to or capital of the Cotswolds, which is the largest area of outstanding natural beauty in England and Wales.

SPECIFICATION

- 47 car parking spaces with potential for more under licence
- Air conditioning
- Excellent internet connectivity
- Breakout room with fully fitted kitchen
- Cardio and weights gyms with showers and changing facilities
- 31 seat cinema / presentation suite
- Adjacent to the Grade I listed 3000 acre Cirencester Park and heated open air 28m spring water filled swimming pool (open May to September)





THE CASTLE

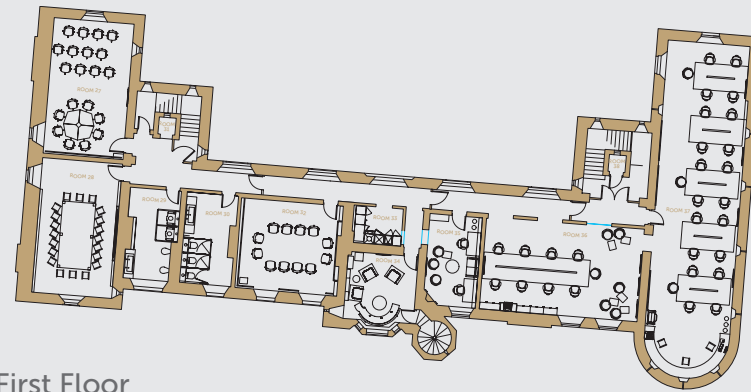
CIRENCESTER

ACCOMMODATION

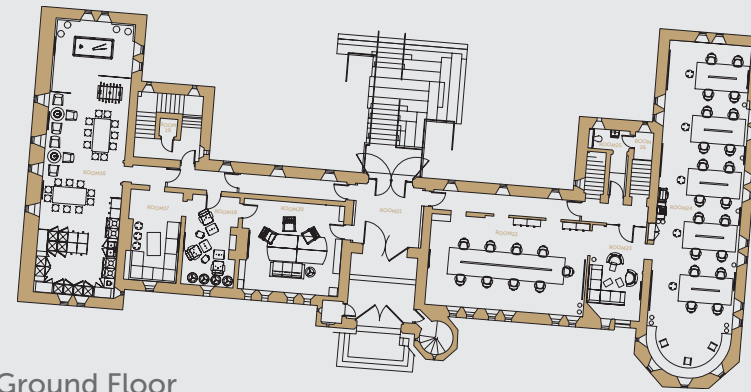
Whilst the building would ideally be let to a single occupier, it lends itself well to being segregated on a floor by floor or wing by wing basis.

(all measurements are approximate and given on a net internal floor area basis in accordance with the RICS code of measurement practice)

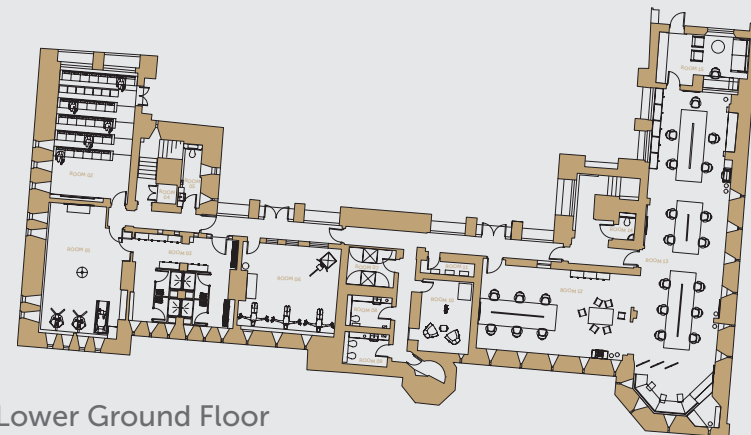
	Sq M	Sq Ft
First Floor	317.4	3,417
Ground	313.5	3,374
Lower Ground	337.3	3,631
Total	968.2	10,422



First Floor



Ground Floor



Lower Ground Floor





LOCATION

The Castle is centrally located at the top end of Cecily Hill adjoining the gates to Cirencester Park. Nearby amenities include Waitrose, Cirencester town centre with its diverse retail and leisure offer, the leisure centre and heated open air swimming pool (open May to September).



Kemble Railway	6.6 miles	13 mins
M4 Junction 15	19.6 miles	24 mins
M5 Junction 11A	14.7 miles	27 mins
Swindon	18.1 miles	29 mins
M4 Junction 17	19.2 miles	32 mins
Gloucester	18.3 miles	33 mins
Bristol	42.7 miles	59 mins

Swindon	14 mins
Gloucester	37 mins
Bath Spa	50 mins
Cheltenham Spa	55 mins
Oxford	55 mins
Bristol Parkway	57 mins
London	1 hr 17 mins

TERMS: The property is available for rent by way of a new lease.

RENT: Please contact the agents for further information.

RATEABLE VALUE: Interested parties are to make their own enquiries regarding the rates payable with the local council.

LEGAL COSTS: Each party to be responsible for their own.

CONTACT

For further information please contact:

Miles Cross

t 01793 541000

e miles@whitmarshlockhart.com



Whitmarsh
Lockhart

Commercial Property Advisors

01793 541000

www.whitmarshlockhart.com

IMPORTANT NOTICE: Whitmarsh Lockhart Limited for themselves and for the vendors or lessors of this property whose agents they are, give notice that; - a. The particulars are set out as a general outline only for guidance and do not constitute, nor constitute part of, an offer or contract; b. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are believed to be correct, but any intending purchasers, tenants or third parties should not rely on them as statements or representatives of fact but satisfy themselves that they are correct by inspection or otherwise; c. All properties are measured in accordance with the RICS property measurement, 1st Edition May 2015 (incorporating IPMS) unless designated NIA/GIA/GEA, in which case properties are measured in accordance with the RICS Code of Measuring Practice (6th Edition); d. Any images may be computer generated. Any photographs show only certain parts of the property as they appeared at the time they were taken.

Designed by Moose Studios Ltd - 0117 950 8445 - February 2020

THE
CASTLE
CIRENCESTER





THE
CASTLE
CIRENCESTER

