

OFFICE SUITE TO LET

Cirencester

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PROPERTY CONSULTANTS



HIGH QUALITY SECOND FLOOR OFFICE SUITE

**Unit 9
Cirencester Office Park
Tetbury Road
Cirencester
GL7 6JJ**

**892 sq ft
(82.83 sq m)**

- Prominent Office Building
- High Quality Suite
- Manned Reception
- Car Parking

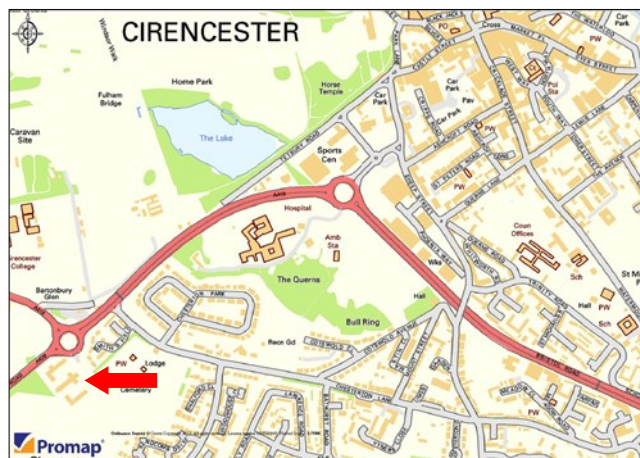
Unit 9 Cirencester Office Park, Tetbury Road, Cirencester GL7 6JJ

Location

Cirencester Office Park is a modern scheme of three significant office properties located approximately ½ mile to the north-west of Cirencester town centre fronting the A429 Tetbury Road.

Cirencester is situated equidistant between the M5 to the north and M4 to the south. Gloucester and Cheltenham are 12 miles to the north and Swindon is 14 miles to the south, accessed via the A417 / A419 which are in the main dual carriageways.

Kemble railway station is only 3 miles away and provides direct access to London Paddington in 75 minutes and Swindon or Cheltenham in 20 minutes.



Description

A semi detached three storey brick building under a pitched slate roof. The windows are double glazed with vertical blinds and there is a gas fired central heating system throughout.

The suite has raised floors with carpets and suspended ceilings incorporating recessed lighting. It has high quality full height glazed partitioning providing two separate meeting rooms.

The building has w.c., shower and kitchenette facilities on each floor.

In addition to the stairs there is an 8 person passenger lift. There is a full time receptionist during office hours within the building and meeting rooms and other office services and furniture are also available for occupiers of the building by separate arrangement.

Externally there is plentiful on site parking.

Accommodation

We have measured the property in accordance with the RICS Property Measurement Professional Statement (First Edition) incorporating International Property Measurement Standards (IPMS) and RICS Code of Measuring Practice.

Area	Sq ft	Sq m
Second Floor Suite E	892	82.83

Services

We are advised that all main services are connected to the premises and confirm that we have not tested any of the service installations and any occupier must satisfy themselves independently as to the state and condition of such items.

Lease

The accommodation is offered by way of a new full repairing and insuring lease to be granted excluding the security of tenure provisions of the 1954 Landlord & Tenant Act, for a term of years to be agreed at an annual rent of £14 per sq ft per annum exclusive of business rates, service charge and VAT.

Alternatively the suites can be occupied by way of a flexible standard licence arrangement.

Business Rates

The Valuation Office Agency website describes the property as "Offices and Premises" with a rateable value of £10,750.

Interested parties should make their own enquiries to the local billing authority, Cotswold District Council, to ascertain the exact rates payable. A change in occupation may trigger an adjustment of the rating assessment.

Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction.

Energy Performance Certificate

The energy performance certificate rating is C (58). The full certificate and recommendations can be provided on request.

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The Code for Leasing Business Premises in England and Wales 2007

Please see www.leasingbusinesspremises.co.uk

Asbestos Regulations

It is the responsibility of the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining it to comply with the Control of Asbestos Regulations 2012 (CAR 2012). The detection of asbestos and asbestos-related compounds is beyond the scope of Alder King and accordingly we recommend you obtain advice from a specialist source.

VAT

Under the Finance Acts 1989 and 1997, VAT may be levied on the Rent/Sale price. We recommend that the prospective tenants/purchasers establish the implications before entering into any agreement.

Subject to Contract

Alder King LLP is a Limited Liability Partnership registered in England and Wales. No OC306796. Registered Office: Pembroke House, 15 Pembroke Road, Clifton, Bristol, BS8 3BA. A list of all Members is available at the registered office.

Important Notice

These particulars do not constitute any offer of contract and although they are believed to be correct, their accuracy cannot be guaranteed and they are expressly excluded from any contract.



Viewing Arrangements

For further information or to arrange an inspection please contact the Sole Agents.

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