

MODERN OPEN PLAN OFFICE TO LET

Cirencester

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PROPERTY CONSULTANTS



FIRST FLOOR OFFICE SUITE

**Unit 10
Cirencester Office Park
Tetbury Road
Cirencester
GL7 6JJ**

**1,228 sq ft
(114.08 sq m)**

- Open Plan Office Suite
- 5 Car Parking Spaces
- Quality Meeting Room
- Separate Kitchen and Shower Facilities

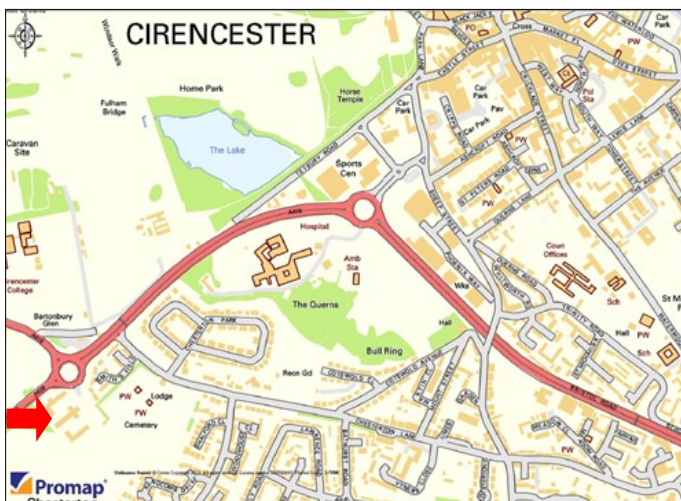
Unit 10 Cirencester Office Park, Tetbury Road, Cirencester GL7 6JJ

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 three storey brick building built of Cotswold stone elevations under a pitched tiled roof. Unit 10 is situated on the first floor which has passenger lift access and an entry controlled access system on the main front door and the suite's door.

The windows are double glazed with vertical blinds and there is a gas fired central heating system throughout. There are raised floors with carpets and suspended ceilings incorporating lighting and air conditioning units.

The predominantly open plan office has a large meeting room with dual access and the suite benefits from male, female and disabled w.c's with shower and kitchenette facilities with built-in microwave and refrigerator.

Externally there are 5 car parking spaces.

Accommodation

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

Area	Sq ft	Sq m
First Floor Office	1,228	114.08

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. Any occupier must satisfy themselves independently as to the state and condition of such items.

Lease

The property is available on a new full repairing and insuring lease via service charge for a term of years to be agreed at a rent of £19,650 per annum, exclusive of business rates, service charge and VAT.

Business Rates

The Valuation Office Agency website describes the property as "Offices and Premises" with a rateable value of £16,000.

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 B (47). The full certificate and recommendations can be provided on request.

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.

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Anti-Money Laundering Regulations

In accordance with Anti-Money Laundering Regulations, evidence of identity and source of funding will be required from the successful purchaser/tenant prior to instructing solicitors.

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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