

**alder king**

PROPERTY CONSULTANTS

**TO LET**

# Unit 11, Cirencester Office Park

Tetbury Road, Cirencester GL7 6JJ

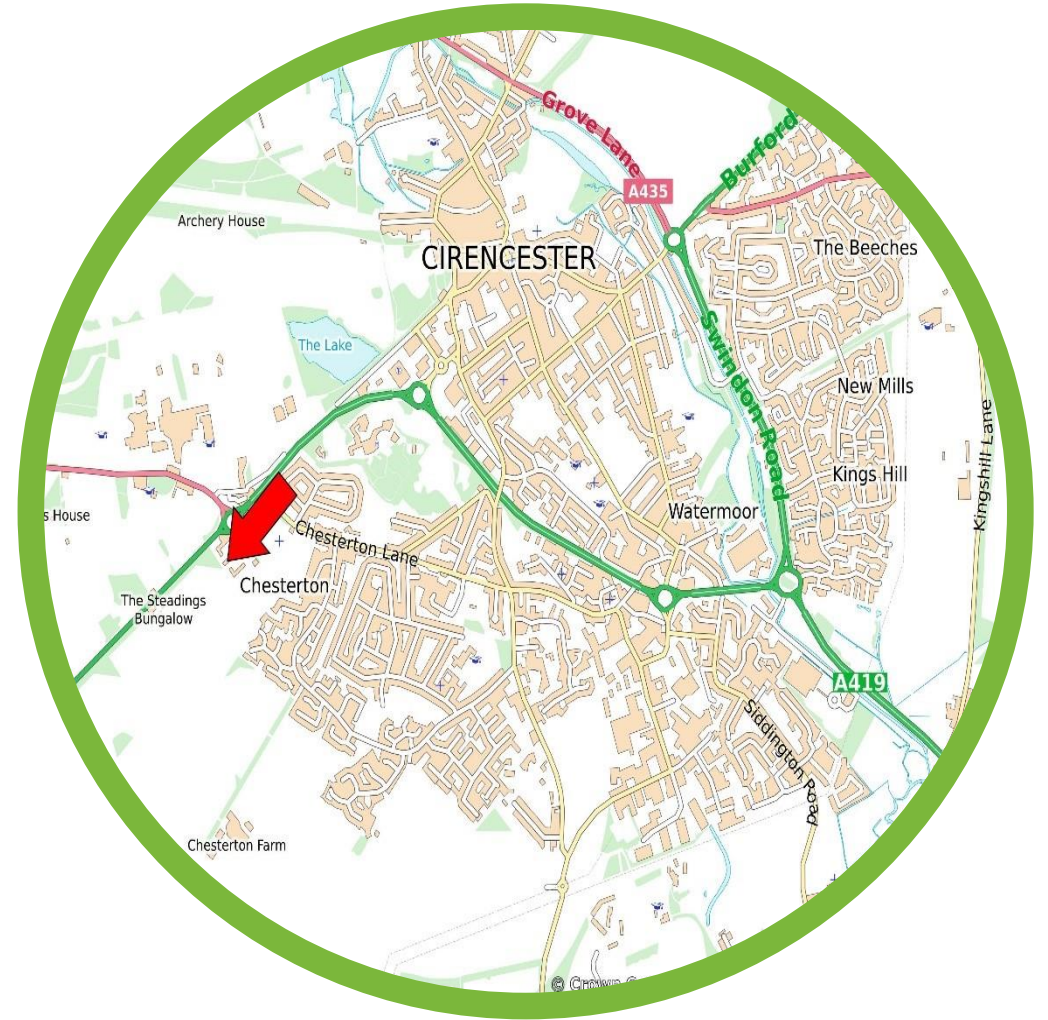
First Floor Office Suite – 2,015 sq ft (187.19 sq m)

# Location

Cirencester Office Park is a modern office scheme of three significant buildings located approximately 0.5 mile to the north-west of Cirencester town centre fronting the A429 Tetbury Road and close to the Royal Agricultural University.

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.



**M4 – J17**



**14 miles south**

**M5 – J11a**



**15 miles north**

**Cirencester**



**1/2 mile**

**Kemble  
Railway  
Station**



**14 miles**

# Accommodation

## Description

A three storey brick building built of Cotswold stone elevations under a pitched tiled roof. Unit 11 is situated on the first floor which has passenger lift access and an entry controlled access system to the main front door.

The windows are double glazed with new vertical blinds and there is a gas fired central heating system throughout.

There are raised floors with new carpets and suspended ceilings incorporating recessed LED lighting and comfort cooling units.

The predominantly open plan office has two large glazed meeting rooms and the suite benefits from male, female & disabled w.c's with shower and a dedicated kitchenette facility.

## Parking

Externally there are 7 allocated car parking spaces.

## Services

We are advised that all main services are connected to the premises. We 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.

| Area               | Sq ft        | Sq m          |
|--------------------|--------------|---------------|
| First Floor Office | 2,015        | 187.19        |
| <b>TOTAL</b>       | <b>2,015</b> | <b>187.19</b> |

**Fully accessible raised floors**



**Suspended ceilings**



**Comfort cooling**



**Onsite parking**



**Recessed LED lighting**



**Kitchenette**



**WC facilities**



# Planning | Rates | EPC | Terms

## **Business Rates**

The Valuation Office Agency website describes the property as “Offices and Premises” with a rateable value of £30,750 effective from 1 April 2023.

The Uniform Business Rate for the year 2023/24 is £0.512p.

Interested parties should make their own enquiries to Cotswold District Council 01285 623000 / [www.cotswold.gov.uk](http://www.cotswold.gov.uk) to ascertain the exact rates payable as a change in occupation may trigger an adjustment of the rating assessment. [www.voa.gov.uk](http://www.voa.gov.uk).

## **Energy Performance Certificate**

The EPC Rating is B (45) and the full certificate can be provided on request.

## **Code for Leasing**

For the latest RICS advice on commercial property leasing, please consult the [RICS Real Estate Code for Leasing 2020](#)

## **Terms**

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 £32,250 per annum, exclusive of business rates, service charge and VAT.

## **Legal Costs**

Each party is to be responsible for their own legal costs.

## **References/Rental Deposits**

Financial and accountancy references may be sought from any prospective tenant prior to agreement. Prospective tenants may be required to provide a rental deposit subject to the landlord’s discretion.

## **VAT**

Under the Finance Acts 1989 and 1997, VAT will be levied on the rent. We recommend that prospective tenants establish the VAT implications before entering into any agreement.

## **Anti Money Laundering**

A successful tenant will be required to provide relevant information to satisfy the AML requirements when Heads of Terms are agreed.

# Viewing Arrangements

For further information or to arrange an inspection, please contact the agents:



## Alder King Property Consultants

12 Pine Court  
Kembrey Park  
Swindon  
SN2 8AD

[www.alderking.com](http://www.alderking.com)

**AK Ref:** JDG/DLN/92103

**Date:** March 2023

**Subject to Contract**



## James Gregory

01793 428106

07917 188006

[jgregory@alderking.com](mailto:jgregory@alderking.com)

## Important Notice

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### 1. Money Laundering Regulations 2017

As part of our obligations under the UK Money Laundering Regulations, Alder King LLP requires any purchaser or tenant to provide information and documentation to satisfy our legal obligations.

### 2. Misrepresentation Act 1967

This marketing brochure is for guidance only and does not form part of any offer or contract and must not be relied upon as statements or representations of fact.

### 3. Control of Asbestos Regulations 2012 (CAR 2012)

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 regulations. 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.

