

CIRENCESTER

GLOUCESTERSHIRE

**A suite of 3 first floor offices
Situated close to the town centre
With
3 dedicated parking spaces**

Known as:

**SUITE 3, 15 GOSDITCH STREET,
CIRENCESTER,
GLOUCESTERSHIRE, GL7 2AG**



IPMS 3. approx. 819 sq.ft. (76.1 sq.m.)

TO LET

NEW LEASE AVAILABLE

RENT: £11,500 p.a.x.

LOCATION

Suite 3 is located in a quiet yet central part of the town, set back from the public highway on Gosditch Street, approximately 120m due north of The Market Square. The offices are situated across a first floor at the rear of a handsome Grade II Listed building. The suite is accessed via a main shared entrance doorway into the building located to the side of the property.

Cirencester is the “Capital of the Cotswolds” and is by far the largest town in the Cotswold District, having a population of around 20,000 it is a thriving historic market town. Cirencester is located roughly mid-way between Swindon, 15 miles to the south-east, and Cheltenham and Gloucester to the north-west.

The town is a major centre for the local road network, where 8 ‘A’ Class roads converge on the town, the most important of which, the A419/A417 trunk road provides the link between the M4 and the M5. A variety of national banks and business are located in the town, including HSBC, Lloyds TSB, Barclays, St James’ Place Wealth Management, Mitsubishi, as well as numerous café’s, restaurants and shops all within easy walking distance of the office suite.

DESCRIPTION

The offices are situated across a first floor of the period Grade II Listed building and offer good quality office space which is independent to the rest of the building.

The accommodation comprises an entrance off the building’s main shared foyer, with three offices each having the benefit of good natural daylight, CAT2 lighting, carpets and gas fired central heating. Ladies and gent’s toilet facilities are provided on the first floor and are shared with the other occupiers in the building. A kitchenette facility is provided within Office 1. The premises are independently metered for electricity.

To the exterior rear of the building is a private car park within which three dedicated parking spaces are provided.

BT & Broadband connections are available subject to the necessary transfers.

ACCOMMODATION

The following dimensions are approximate only:

Shared Entrance Hallway & Stairs:

| | |
|------------------|--------------------------------|
| Office 1: | 19’3” x 20’7” with kitchenette |
| Office 2: | 14’9” x 19’8” |
| Office 3: | 11’9” x 9’9” |

Shared Ladies & Gents WC’s:

| | |
|-----------------|---|
| Parking: | Dedicated parking for 3 cars at the rear of the building. |
|-----------------|---|



SERVICES

Mains electricity and drainage are connected to the premises, BT and Broadband connection are available subject to the necessary transfer regulations.

LEASE TERMS

- Rent:** £11,500.00 per annum exclusive, payable quarterly in advance.
- Term:** A new Lease for a minimum term of 3 years is available outside of the security of tenure provisions of the Landlord & Tenant Act 1954.
- Deposit:** A 3 month rent deposit will be required.
- VAT:** VAT is not payable in addition to the passing rent and deposit.
- Utilities:** All utilities will be the responsibility of the Tenant.
- Repairs:** The Tenant will be responsible for internal repairs and is to redecorate in the last three months of the term. The Landlord is responsible for the structure.

SERVICE CHARGE

A service charge of £850.00 per annum is payable quarterly in advance to the Landlord to cover the cost of heating, lighting, insurance, cleaning and maintenance of the communal areas of the building and car park.

HEATING TO THE PREMISES

Gas for the central heating will be recharged by the Landlord to the Tenant based on the percentage of floor area occupied by Suite 3 within the building as a whole.

INSURANCE

The Landlord insures the building and recharges the cost of the premium in respect of Suite 3 back to the Tenant within the service charge. The Tenant will be responsible for their own contents insurance.

BUSINESS RATES

Rateable Value: £8,700.00 (Note: small business rates relief / exemption may be available).

LEGAL COSTS

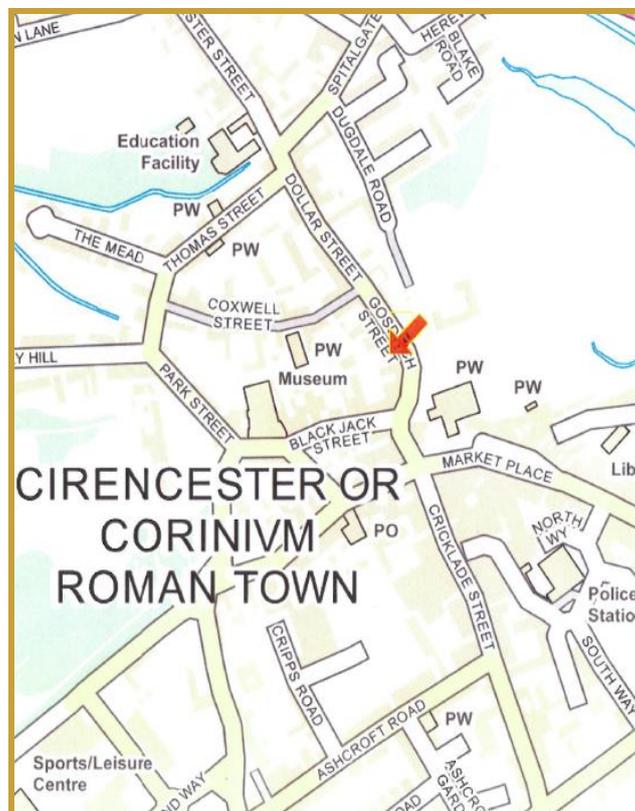
Each party shall be responsible for their own legal costs in connection with this transaction.

LOCAL AUTHORITY

Cotswold District Council, Trinity Road, Cirencester, Glos, GL7 1PX (01285) 623000.

VIEWING

Strictly by prior appointment through the sole letting agent Thomson & Partners (01285) 647333.



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