



TO LET

Unit 6, Cirencester Office Park

Cirencester GL7 6JJ

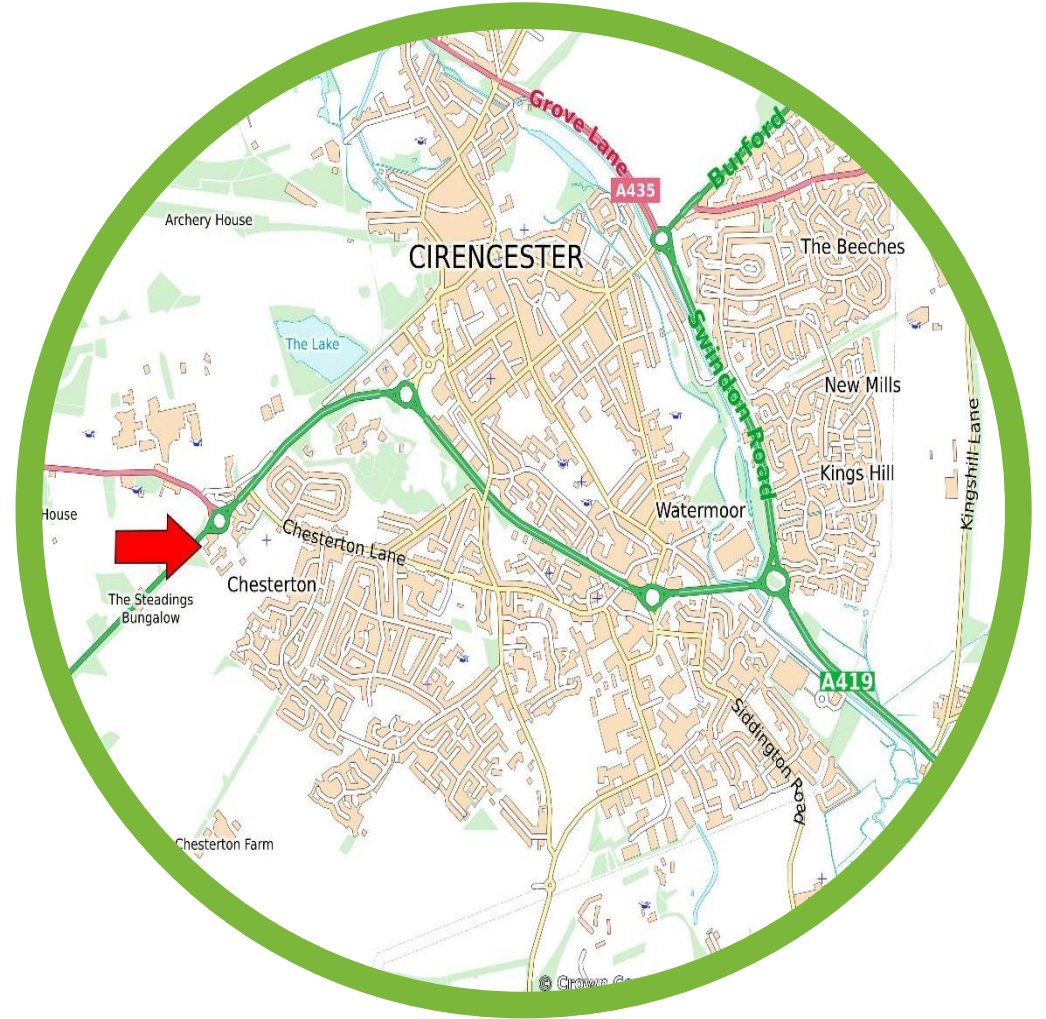
First Floor Office Suite – 4,577 sq ft (425.2 sq m) net approx

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 regular access to London Paddington via Swindon or Birmingham via Gloucester.



M4 – J17



14 miles south

M5 – J11a



15 miles northwest

Cirencester



0.5 mile

Kemble



3.5 miles

Accommodation

Description

The property is a two storey Cotswold stone building under a pitched tiled roof at the front of Cirencester Office Park.

Unit 6 is situated on the first floor and is accessed via the central core with an eight person passenger lift and stairs.

The offices benefit from fully accessible raised access floors and suspended ceilings incorporating recessed lighting. A separate gas fired services the perimeter radiators.

The suite has the benefit of good quality partitioning including a sliding wall to create two meeting rooms/one boardroom which can be retained or removed to suit an occupier's needs.

It benefits from its own wc facilities and a kitchenette incorporating integral fridge, microwave and sink units.

The landscaped Park has extensive grassed areas with picnic benches.

Car Parking

4 electric vehicle charging points have been installed for the suite's exclusive use and there are a total of 17 allocated parking spaces.

Area	Sq ft	Sq m
Unit 6	4,577	425.2
TOTAL	4,577	425.2

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.

Fully accessible raised floors



Suspended ceilings



Comfort cooling



Onsite parking



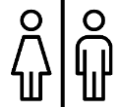
Electric vehicle charge point



Kitchenette



WC facilities



Planning | Rates | EPC | Terms

Planning

We are verbally advised that the accommodation has planning consent for office use but any occupier should make their own enquiries to the Planning Department of Cotswold District Council.

Tel: 01285 623000 or www.cotswold.gov.uk

Business Rates

The unit is assessed as “Offices & Premises” with a Rateable Value of £65,000.

Interested parties should make their own enquiries to Cotswold District Council to ascertain the exact rates payable as a change in occupation may trigger an adjustment of the ratings assessment www.voa.gov.uk.

Energy Performance Certificate

The EPC Rating is C (55) 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 offices are available via a new effective full repairing and insuring service charge lease direct from the Landlord.

The Lease is available for a term of years to be agreed at a rent in the order of £75,000 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 the 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:

Barnsdales

Unit 9 Cirencester Office Park
Cirencester GL7 6JJ

Andrew Seale

01285 657944

Andrew@barnsdales.co.uk

Alder King Property Consultants

12 Pine Court
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Swindon SN2 8AD
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AK Ref: JDG/DLN/92620 - July 2023

Subject to Contract

Important Notice

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.

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)

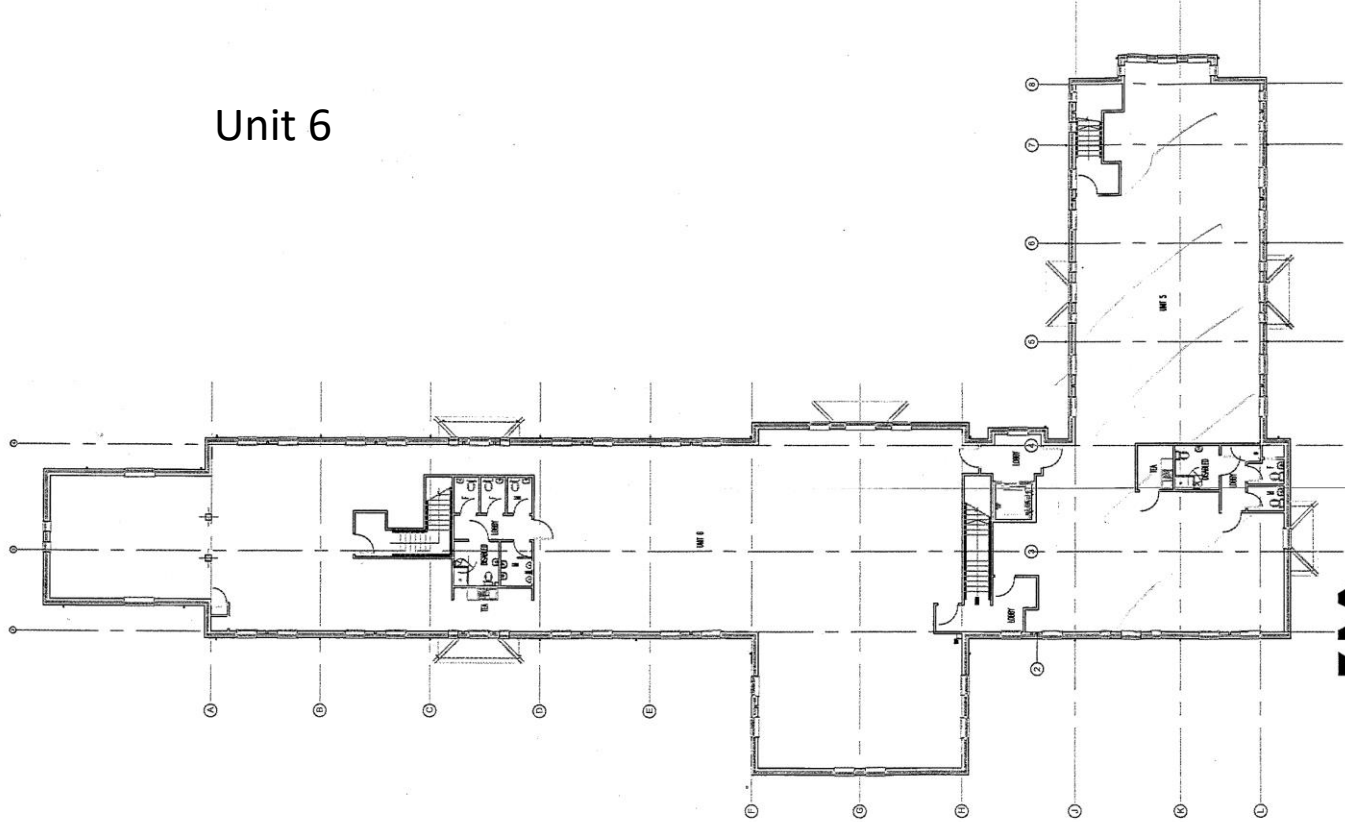
It is the responsibility of the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining it, to comply with the regulations. The detection of asbestos and asbestos-related compounds is beyond the scope of Alder King and accordingly we recommend you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



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Unit 6

Unit 5



FIRST FLOOR PLAN

Notes

1. SEE SHEET FOR THE WORK.
2. ALL WORK SHALL BE ACCORDING TO THE SPECIFICATIONS AND ALL WORK SHALL BE ACCORDING TO THE SPECIFICATIONS.
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SCALE: 1/8" = 1'-0"
 DATE: 02/18/18
 DRAWN BY: J. [Name]
 CHECKED BY: [Name]
 PROJECT: [Name]
 SHEET: 1.1 OF 1.1

AM
ARCHITECTURAL DESIGN
 1400 S. [Address]
 [City], [State] [Zip]
 [Phone Number]
 [Fax Number]

Project: [Name]
 Date: 2/18/18
 Scale: 1/8" = 1'-0"
 Sheet: 1.1 OF 1.1