barnsdales™ GROUP

Office To Let

£29,000 per annum

2,130 sq ft

101/102 First Floor Cirencester Business Park, Love Lane, Cirencester, GL7 1XD

Superb offices to let on this established and well located business park. **RENT REDUCED**

- Minor refurbishment including full redecoration and some new carpets due to complete in late October
- Competitive terms
- Off street parking
- Self contained
- Secure business park location

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101/102 First Floor Cirencester Business Park, Love Lane, Cirencester, GL7 1XD

Summary

- Rent: £29,000 per annum
- Service charge: Any works relating to the building are shared between the occupants
- EPC: B (46)

Further information

- View details on our website
- View Microsite

Contact & Viewings

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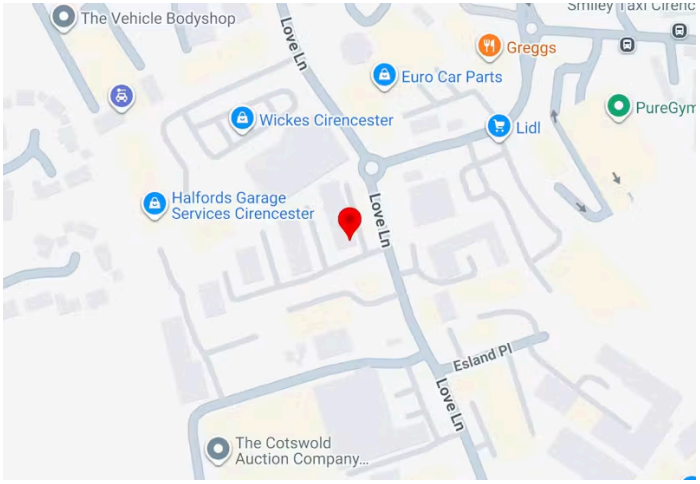



Description

First floor office space located within an accessible and attractive business park environment. The building is finished to a high specification, with attractive brick elevations beneath a tiled roof.

Internally, the building comprises open plan office accommodation with 4 partitioned offices/meeting rooms and staff welfare facilities including kitchen and separate WC facilities, and comes with 9 car parking spaces.

The Service Charges
Estate Service Charge - Currently - £530+vat
Building Service Charge - No regular payment but any works relating to the building are shared between the occupants
Amenities Service Charge - Shared gas boiler, electrical supply, gas supply and water supply split between upstairs and down stairs unit and administered by the ground floor tenant.

Location

101 Cirencester Business Park is located on Love Lane, just south of Cirencester town centre in the Cotswolds district of Gloucestershire. It forms part of an established office business park, providing a professional working environment within a predominantly commercial setting.

The site benefits from convenient access to Cirencester's ring road and the A417/A419, offering strong road links to Gloucester, Cheltenham, Swindon and the wider M4 and M5 motorway network. Cirencester town centre, with its range of shops, services and amenities, is a short drive away, making the location both accessible and well connected.

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